

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, January 7, 1960

January 7, 1960,
City Hall,
Lansing, Michigan.

The regular meeting of the Planning Board was called to order by the Chairman, John F. Brisbin, at 7:30 p.m.

ROLL CALL

Present—Commissioners Brisbin, Miller, Musselman, Mutz, Neller, Ridenour, Sinas, Stoakes—8.

Councilmen Belen and Black—2.

Absent—None.

The proceedings of the regular meeting of December 3, 1959, were approved.

The tabled appeal to rezone the S.E. corner of South Genesee Drive and Verlinden Avenue was further discussed. Mr. Halterman representing property owners in the area stated that they are opposed to the rezoning of this property. Archie Fraser, attorney for the petitioner, stated that he had nothing further to add.

It was moved and supported that we recommend to the City Council that the petition by Harry Andros to rezone Lots 10 and 11 of Block 4, Espanore Addition (S.E. corner of South Genesee Drive and Verlinden Ave.), from "B" One Family Residence District to "J" Parking District, be not granted, and that we suggest to the City Council that the proper zoning for this property is "A" One Family, "B" One Family, or "D-1" Professional Office District.

Commissioner Sinas disqualified himself from voting on this matter.

Motion carried by a 5 yea and 2 nay vote.

Mr. Gordon Long appeared in connection with the petition for rezoning of property at the N.W. corner of S. Pennsylvania Avenue and Jolly Road, which had been requested to be rezoned from "A" One Family Residence District to "E-1" Drive-In Shop

and "D-1" Professional Office District, stated that he would like to change the request to rezone to "E-1" Drive-In Shop and "D-M" Multiple Dwelling District. Attorney Carl Reagh represented Mr. Long in showing sketches of the proposed buildings to be placed on this property.

It was moved and supported that we recommend to the City Council that Lot 105, 106, and the west 40 feet of Lot 107, Lyncott Park No. 2, be rezoned from "A" One Family Residence District to "D-M" Multiple Dwelling District, and the east 25 feet of Lot 107, and entire Lot 108 (N.W. corner of South Pennsylvania Avenue and Jolly Road), be rezoned from "A" One Family Residence District to "E-1" Drive-In Shop District, providing for a 25 foot buffer strip on the north and west sides of the property.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Emanuel Pilgrim Holiness Church to rezone property beginning at the N.E. corner of property described as that part of the southwest $\frac{1}{4}$ of Section 32, T4N, R2W, Township of Lansing, described as commencing at a point $58\frac{1}{2}$ rods east of, and 2 rods north of the southwest corner of said Section, thence north 177 feet, thence east 160 feet, thence south 177 feet, thence west 160 feet to beginning; thence south 177 feet, thence west 160 feet, thence north 43 feet, thence east 60 feet, thence north 30 feet, thence east 60 feet, thence north 32 feet, thence west 22 feet, thence north 72 feet, thence east 62 feet to point of beginning, from "A" One Family Residence District to "J" Parking District, and the balance of the property from "A" One Family Residence District to "B" One Family Residence District (1936 West Jolly Road), be granted with screening to consist of an evergreen planting with a mature height of 5 feet 6 inches on the north and east and a low evergreen planting between the sidewalk and the parking area on the south of the parking area because the requested zoning is a logical use of the property in question, being located along a major thoroughfare and is the location of an existing church.

Motion carried by an 8 yea and 0 nay vote.

Mr. Allan Leepa, 1023 North Capitol Avenue, stated that the property owners in the area of 1032 North Capitol Avenue are opposed to the rezoning of any property in this area.

It was moved and supported that we recommend to the City Council that the petition by Robert Quandt to rezone the west $\frac{1}{2}$ of Lot 12 and the west $\frac{1}{2}$ of the north 8 feet of Lot 11, Block 41 (1032 North Capitol Avenue), from "C" Two Family Residence District to "D-1" Professional Office District, be not granted.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that the petition by Leon Schneeberger to rezone Lots 24, 25, and 26, Delta River Drive Estate No. 1, and Lots 6 and 7, Delta River Drive Estate (2700 block of Morningside Drive and 3200 block of Sunnyslane and 3300 block of Sunnyslane), from "A" One Family Residence District to "C" Two Family Residence District, be not granted because the requested zoning would constitute "spot zoning," would not be in conformity with the principles of the Master Plan, and would be a two-family use in an entirely new single family area.

Motion carried by 8 yea and 0 nay vote.

A letter from Theodore Swift, attorney for Herbert Cooper, asking for the tabling of Mr. Cooper's petition to rezone property in the 1800 block of West Mt. Hope Avenue, was read.

It was moved and supported that we tion by Herbert Cooper to rezone property commencing at the S.W. corner of Lot No. 1, Country Club Manor, thence south 88 degrees, 27 minutes, east 117 feet along the south line of Lot No. 1, thence south 1 degree, 18 minutes, west 125 feet to the north line of Mt. Hope Avenue, thence north 88 degrees, 27 minutes, west 117 feet, thence north 1 degree, 18 minutes, east 125 feet to the point of beginning (1800 block of West Mt. Hope Avenue), from "D-M" Multiple Dwelling District to "D-1" Professional Office District, be tabled for 30 days.

Motion carried.

It was moved and supported that we recommend to the City Council that screening in connection with the "J" Parking area at 1804 South Logan Street consist of an evergreen planting with a mature height of 5 feet 6 inches on the west and south sides, and a low evergreen planting between the sidewalk and parking area on the east side of the "J" Parking area.

Motion carried by an 8 yea and 0 nay vote.

A letter from the Park Board to the City Council and referred to the Planning Board regarding the sale of Lots on Olds Avenue between Buffalo and Everett Streets, was read. The probable use of these lots in connection with the development of the connector for the inter-state highway according to the Master Plan was discussed. It was pointed out that if these vacant lots are sold and permitted to develop by private owners, the cost of acquisition when needed would be many times their present sale price.

It was moved and supported that we recommend to the City Council that Lots 78, 79, 80, 81, 82, 83, 84, 85, 86, and 87, Rivercrest Subdivision, located on Olds Avenue, between Buffalo and Everett Streets, be not sold at this time, and that the communication to the City Council point out the proposals in the Master Plan and their effect on these lots.

Motion carried by an 8 yea and 0 nay vote.

Copies of a letter from downtown merchants directed to the Board of Water and Light and the reply of the Board of Water and Light regarding an alley in the 100 block of North Washington Avenue was read and placed on file.

A brief report on the total requests by departments for each of the next six years, and the total expenditures against revenue, for each of the next 6 years, were read and briefly discussed.

The meeting adjourned at 9:58 p.m.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, February 4, 1960

February 4, 1960

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, John F. Brisbin, at 7:30 p.m.

ROLL CALL

Present—Commissioners Brisbin, Miller, Musselman, Mutz, Neller, Ridenour, Stoakes—7.

Absent—Commissioner Sinas—1.

Councilmen Belen and Black (Council Committee—2.

The proceedings of the regular meeting of January 7, 1960, were approved.

Mr. Archie Fraser, Attorney, again appeared before the Board to discuss the petition for the rezoning of property at the north end of Comfort Street. Letters from the Board of Public Service and the Park Board regarding their possible interest in this property were read. It was also reported that the Board of Water and Light has no interest in this property. After discussion regarding the possible use of this property by the Park Board and the future use as indicated by the Master Plan, it was moved and supported, that we recommend to the City Council that that part of the East half of Southwest one-quarter and West half of Southeast one-quarter lying North of Manufacturer's Railroad and South of Grand River, Section Five (5), T4N, R2W, containing 26 acres, more or less, (Comfort Street extended, north of Willow Street), be purchased by the City of Lansing for use as a land fill area and subsequently used as a park area or be sold for warehousing or other use when and if suitable access is provided by the proposed Manufacturer's Highway. In the Planning Board's judgment this area would be useful for land fill and this water frontage would be ideal for future City park use. Further, it is desired to bring to the Hon. Council's attention the fact that this land is shown as future park land on the map of the recently adopted Master Plan.

Lost by a 2 yeas and 4 nays vote.

It was moved and supported, that that part of East half of Southwest one-quarter and West half of Southeast one-quarter lying North of Manufacturer's Railroad and South of Grand River, Section Five (5), T4N, R2W, containing 26 acres, more or less, (Comfort Street extended, north of Willow Street), owned by George Pregulman, be rezoned from "A" One Family Residence District to "H" Light Industrial District and that it be so recommended to the City Council.

Lost by a 5 yeas and 1 nay vote.

It was then moved and supported, that we recommend to the City Council that that part of East half of Southwest one-quarter and West half of Southeast one-quarter lying north of Manufacturer's Railroad and South of Grand River, Section Five (5), T4N, R2W, containing 26 acres, more or less, except a 50 foot strip along the river bank, (Comfort Street extended, north of Willow Street), be rezoned from "A" One Family Residence District to "H" Light Industrial District and that the 50 foot strip along the river bank remain in its present zoning classification.

Adopted by a 6 yeas and 0 nay vote.

Mr. Theodore Swift appeared before the Board to present plans and drawings of the proposed structure in the 1800 Block of West Mt. Hope Avenue. After discussion of the present and prospective surrounding uses, it was moved and supported, that we recommend to the City Council, that property commencing at the Southwest corner of Lot No. 1, Country Club Manor, thence South 88°27' East 117 feet along the South line of Lot No. 1, thence S. 1°18' West 125 feet to the North line of Mt. Hope Avenue, thence North 88°27' West 117 feet, thence N. 1°18' East 125 feet to the point of beginning, (1800 Block of West Mt. Hope Avenue), remain in its present zoning classification.

Lost by a 4 yeas and 2 nays vote.

Commissioner Neller arrived at 9:20 p.m.

Mr. Harold Davis of Walter Neller Company reviewed history of the shopping cen-

ter at the N. W. corner of Cedar and Jolly Roads and asked for favorable consideration of a petition to rezone part of the property to "E-1" Drive-In Shop District. After checking the parking ratio and realizing that the ratio is not adequate, Mr. Davis said he could no longer support the petition. It was moved and supported, that the petition by Lansing Center, Inc., to rezone property commencing 1297.7 feet East of the South $\frac{1}{4}$ post, Section 33, thence North along South Cedar Street 140 feet, thence West 140 feet, thence South 140 feet, thence East 140 feet along Jolly Road to place of beginning, except the Southeast 27 foot square. (These figures are over and above all road right-of-ways), (Northwest corner of South Cedar Street and Jolly Road), from "J" Parking District to "E-1" Drive-In Shop District, be tabled and proper parking ratio worked out with the petitioner.

Motion carried.

It was moved and supported, that we recommend to the City Council that the petition by the Church of Christ to rezone the West 80 feet of the East 100 feet of the South 120 feet of Lot 13, Block 2, Oak Crest Sub., from "A" One Family Residence District to "B" One Family Residence District, and the balance of Lot 13, all of Lot 12 and West $\frac{1}{2}$ of Lot 14, Block 2, Oak Crest Sub., also vacated M.E.R.R. R.O.W. described as beginning at a point 485.5 feet East of S.E. corner of Lot 1, Fosterdale Sub., thence Northwesterly 172.2 feet along Westerly line of said R.O.W. to a point 143 feet North of North line of Holmes Road, East 60.2 feet to Easterly line said R.O.W. Southeasterly 172.2 feet, West 60.2 feet to beginning, on Section 28, from "A" One Family Residence District to "J" Parking District, (300 Block East Holmes Road), be granted, because the property is located on a major thoroughfare and adjacent to a commercial area. Screening on the "J" Parking area to consist of an evergreen planting with a mature height of 5'6" on the North and West lines of the "J" Parking area.

Adopted by 7 yea and 0 nay vote.

Mr. Harold Davis of the Walter Neller Company discussed the proposed shopping area at the Northwest corner of Grand River Avenue and West Willow Street, stating that it is their intention to maintain an adequate off-street parking area and called attention to the deteriorating condition of property in the immediate area. After discussion of the necessary parking area, it was moved and supported, that we recommend to the City Council that the West 67 feet of Lot 6 and the West 67 feet of the South 69 feet of Lot 7 and the West 67 feet of the North 20 feet of Lot 5 and the South 125 feet of Lot 8, (1300 Block of N. Grand River Avenue and the 300 Block of West Willow Street), be rezoned from "C" Two Family Residence District to "F" Commercial District, also the South 125 feet of Lot 9, be rezoned from "B" One Family Residence

District to "F" Commercial District, also the North 20 feet of Lot 2 and 3, be rezoned from "D-M" Multiple Dwelling District to "F" Commercial District, also the East 65 feet of Lot 6 and the East 65 feet of the South 69 feet of Lot 7 and all of Lot 5, except the West 67 feet of the North 20 feet and the balance of Lots 7 and 8, be rezoned from "C" Two Family Residence District to "J" Parking District, the balance of Lot 9 be rezoned from "B" One Family Residence District to "J" Parking District, also the balance of Lots 2 and 3, all of Lot 4, and a portion of Lot 1, described as beginning at the Northwest corner of Lot 1, thence South 33 feet, thence East 33 feet, thence South 15 feet, thence East 24 feet, thence North 48 feet, thence West 57 feet to the point of beginning all being a part of Robinson & Carrier's Sub., being a replat of Lots 1 and 2, Block 25, be rezoned from "D-M" Multiple Dwelling District to "J" Parking District, providing for a properly treated redwood or cedar fence, said fence to be of the louvered type with boards running perpendicular to the ground and five feet six inches in height on the West boundary of the "J" Parking area and low evergreen plantings on the South boundary of the "J" Parking area. Commissioners Musselman and Neller disqualified themselves from voting on this petition.

Lost by a 5 yea and 0 nay vote.

A letter asking that the petition to rezone lots 7 and the West $\frac{2}{3}$ of Lot 8, Block 59, (S.E. corner Saginaw and N. Sycamore Street), from "D" Apartment District to "E-1" Drive-In Shop District, be tabled until further notice. It was moved and supported, that the petition be tabled.

Motion carried.

It was moved and supported, that we recommend to the City Council that the West 20 feet of Lot 45, Reo Park Addition, be rezoned from "C" Two Family Residence District to "J" Parking District, and the balance of Lot 45, Reo Park Addition (1730 South Cedar Street), be rezoned from "C" Two Family Residence District to "F" Commercial District.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the final Plat of Country Club Park #2, be approved. Commissioner Neller disqualified himself.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported, that the tentative Plat of Walter Neller Company's Business & Professional Mart Plat be tentatively approved. Commissioner Neller disqualified himself from voting.

Motion carried by 6 yea and 0 nay vote.

A letter from Archie Fraser inviting the members of the Board to visit the sales building of Midway Realty Company at Pleasant Grove Road and Victor Street, was received and placed on file.

It was moved and supported, that the 1960-1966 Capitol Improvement Program as finally submitted be adopted and forwarded to the Mayor and City Council.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that the final draft of the 1960-1961 Budget be adopted.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that the rules be suspended to consider business not on the agenda. Commissioner Neller disqualified himself from voting.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported, that final approval be recommended to the City Council and the Director authorized to sign the Plat sheets of Walter Neller Company's Business and Professional Mart Plat when it is submitted in accordance with the tentatively approved Plat. Commissioner Neller disqualified himself from voting.

Motion carried by a 6 yea and 0 nay vote.

It was moved and supported, that the meeting be recessed until Tuesday, February 9, 1960.

Motion carried.

The meeting recessed at 11:00 p.m.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, February 9, 1960

The Planning Board met in recessed session February 9, 1960 at 12:45 p.m.

ROLL CALL

Present—Commissioners Brisbin, Musselman, Mutz, Neller, Ridenour, Sinas, Stoakes—7.

Absent—Commissioner Miller—1.

The Committee of the Whole submitted the following agenda for the recessed meeting.

1. Discussion of Rules of Administrative Procedure.
2. Rezoning of property in the 3100 blk. S. Pennsylvania Avenue.
3. Rezoning of property at 3165 East Michigan Avenue.
4. Rezoning of property at 1010-1012 West Lapeer Street.

After some discussion of the Rules of Administrative Procedure, it was moved and supported, that the matter be referred to the Ordinance Committee.

Motion carried.

After discussion of parking needs in connection with use of property in the 3100 Block South Pennsylvania Avenue, it was moved and supported, that we recommend to the City Council, that the West 130 feet of proposed Lots 3, 4, and 5, Walter Neller Company's Professional and Business Mart, otherwise described as: Commencing at a point South 89°42' East 50 feet from the Southeast corner of South Pennsylvania Avenue and East Alden Square, thence South 0°01'30" East 300 feet, thence South 89°42' East 228.04 feet, more or less, to the westerly line of Consumers Power Company right-of-way, thence North 13°34' West along said right-of-way 308.67 feet, more or less, to the South line of East Alden Square, thence North 89°42' West 157.16 feet, more or less, to the point of beginning, City of Lansing, Michigan, (3100 Block South Pennsylvania Avenue), be rezoned from "C" Business District to "H" Light Industrial District, and that the balance of the property be rezoned from "G" Business District to "J" Parking District. Commis-

sioner Neller disqualified himself from voting.

Adopted by a 6 yea and 0 nay vote.

After discussing the building plans and necessary parking area, it was moved and supported, that we recommend to the City Council, that property commencing in the North line of Michigan Avenue at a point South 89°59' East 563 feet from the center line of Clippert Street, North 0°17' East 286.8 feet, thence South 89°59' West 40 feet, South 286.8 feet, North 89°59' West 40 feet; also commencing 89°59' East 656 feet from the center line of Clippert Street and 110 feet north of the North line of Michigan Avenue, North 106 feet, East 197 feet, North 70 feet, East 60 feet, South 176 feet, West 257 feet, owned by Story Oldsmobile, Inc., at 3165 East Michigan Avenue, be rezoned from "A" One Family Residence District to "J" Parking District, and the balance of the property described as commencing in the North line of Michigan Avenue at a point S. 89°59' East 563 feet from the center line of Clippert Street, North 0°17' East 286.8 feet, South 89°59' East 349.8 feet, South 0°17' West 286.8 feet, North 89°59' West 349.8 feet to beginning on Northeast quarter of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan, be rezoned from "A" One Family Residence District to "F" Commercial District.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that the petition to rezone the East 32.6 feet of Lot 10 of White's Subdivision of Lots 1, 2, and 4, of Block 11 of Claypool's Subdivision. Entire of Lot 10, except the East 32.6 feet thereof, and the East 2 feet of Lot No. 12, Plat of White's Subdivision of Lots 1, 2, and 4 Block 11 of Claypool's Subdivision of the East 1/2 of the Northeast 1/4 of Section 17, T4N, R2W, City of Lansing, (1010-1012 West Lapeer Street), from "C" Two Family Residence District to "J" Parking District, be tabled until a study of the entire area can be made.

Motion carried.

The meeting adjourned at 1:50 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, March 3, 1960

March 3, 1960

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, John F. Brisbin, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Miller, Musselman, Mutz, Neller, Ridenour, Sinas, Stoakes—(8).

Councilmen Belen and Black (Council Committee)—(2).

Absent—None.

The proceedings of the regular meeting of February 4, 1960, were approved.

Mr. Harold Davis stated that an agreeable parking ratio had been worked out with the staff of the Planning Department at the Northwest corner of Jolly Road and South Cedar Street.

It was then moved and supported, that we recommend to the City Council that the petition by the Lansing Center Incorporated to rezone property commencing 1297.7 feet East of the South $\frac{1}{4}$ post, Section 33, thence North along S. Cedar Street 140 feet, thence West 140 feet, thence South 140 feet, thence East 140 feet along Jolly Road to place of beginning, except the S.E. 27 foot square. (These figures are over and above all road right-of-ways.) (Northwest corner of South Cedar Street & Jolly Road), from "J" Parking District to "E-1" Drive-In Shop District be granted, and that the West 133 feet of the East 333 feet of the North 315 feet of property commencing 698 feet East and 33 feet North of the South $\frac{1}{4}$ post of Section 33, T4N, R2W, thence North 375.3 feet, thence East 371 feet, thence South 60 feet, thence East 183.7 feet, thence South 312.1 feet, thence West 556.8 feet to point of beginning, be rezoned from "F" Commercial District to "J" Parking District.

Motion carried by an 8 yea and 0 nay vote.

Judge Earl MacDonald appeared to protest the rezoning of property at 1010-1012 West Lapeer Street, stating that Lapeer Street is a very narrow street, not able to accommodate commercial traffic, that all the occupancies on the North side of Lapeer Street are residential, that the development of a parking lot in the middle of the residential area would devalue all the residential properties, that it can be expected that debris would be thrown into the residential yards as it now is from the commercial establishments at the rear. He was supported in these opinions by Frank W. Braendle, 619 N. Logan; Jas. R. Gilan, 902 W. Lapeer; Jacob W. Land, 913 W. Lapeer; Carl L. Leiger, 926 W. Lapeer; Mrs. W. J. Morrison, 1004 W. Lapeer.

The possibility of rezoning the entire 900 and 1000 Block of the North side of Lapeer Street to "J" Parking District to make future parking area expansion possible was discussed. Judge McDonald felt the residential property owners would be penalized in the sale of their property until such time as additional parking is developed if this were done.

It was moved and supported, that we recommend to the City Council that the petition to rezone the East 32.6 feet of Lot 10 of White's Subdivision of Lots 1, 2, and 4, of Block 11, of Claypool's Subdivision. Entire of Lot 10, except the East 32.5 feet thereof, and the East 2 feet of Lot No. 12, Plat of White's Subdivision of Lots 1, 2, and 4, Block 11 of Claypool's Subdivision of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 17, T4N, R2W, City of Lansing, (1010-1012 W. Lapeer St.), be not granted.

Motion lost by the following vote:

4 yea and 4 nays.

It was moved and supported, that we recommend to the City Council that the East 32.6 feet of Lot 10 of White's Subdivision of Lots 1, 2, and 4, of Block 11 of Claypool's Subdivision. Entire of Lot 10, except the East 32.5 feet thereof, and the East 2 feet of Lot No. 12, Plat of White's Subdivision of Lots 1, 2, and 4, Block 11 of Claypool's Subdivision of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 17, T4N, R2W, except the South 50 feet thereof, (1010-1012 W. Lapeer Street), be rezoned from "C" Two Family Residence District

to "J" Parking District, providing for dense evergreen plantings with a mature height of 5 feet 6 inches on the South side of the "J" Parking area and a 3 foot buffer strip on the East and West sides of the "J" Parking area with a redwood louvered fence 5 feet 6 inches in height on the in-board side of the buffer strip.

Lost by the following vote:

5 yeas and 3 nays.

Mr. Edmund Wiegandt spoke in favor of the rezoning of property at the South end of Middle Street, pointing out that there is a railroad siding into this property and that property a block to the east, owned by General Motors, is industrially zoned. The possibility of including the residential properties on the South side of Albert Street to the East of Middle Street, not industrially zoned was discussed.

It was moved and supported, that we recommend to the City Council that the petition by Ralph M. Wiegandt to rezone Lot 26 and 27, Subdivision of Outlot A Stebbins-Moore Replat on Lot 1 and Lot 2, Block 13 and Lot 2, Block 20, Townsend's Subdivision, of the North part of Section 20. Lots 12 and 13, Taylor's River-view Subdivision and a part of vacated Middle Street commencing at Northeast corner said Lot 12, thence South 94.8 feet to Southeast corner said Lot 13, thence Southeasterly on N.R.O. West line Manufacturers R.R. 67.8 feet to Southwest corner Lot 27, Subdivision of Outlot "A" Stebbin's Moore Replat, North 88.3 feet to Northwest corner said Lot 27, Northwest-erly to beginning, (South end of Middle Street), from "B" One Family Residence District to "H" Light Industrial District, be granted.

It was then moved and supported, that the motion be amended that the recommendation include Lots 19 to 25 inclusive of Outlot "A" Stebbins Moore Replat on Lot 1 and 2, Block 13, and Lot 2, Block 20, Townsend's Subdivision, of the North part of Section 20, be rezoned from "B" One Family Residence District to "H" Light Industrial District.

Motion carried by an 8 yeas and 0 nay vote.

The motion as amended was then carried by an 8 yeas and 0 nay vote.

Attorney Schram appeared in favor of the rezoning of property at 319 East Hillsdale Street and the rear of 322-324 East Lenawee Street, stating that the property had been used as a lumber storage area in past years and that the proposed use would be for storage of office workers' cars.

It was moved and supported that we recommend to the City Council that the petition by the Stebbins Trust and the State Journal to rezone the East 1/3 of the

South 8 rods of Lot 9, and the West 1/3 of the South 8 rods of Lot 10, Block 152, also the North 4 rods of Lot 9 and 10, and the North 113 feet of Lot 11, Block 152, all in Original Plat of City of Lansing, (319 East Hillsdale Street and the rear of 322-324 East Lenawee Street), from "D" Apartment District to "J" Parking District, be granted. It was then moved and supported that the motion be amended—that we recommend to the City Council that the North 47 feet of the East 1/3 of the South 8 rods of Lot 9 and the North 47 feet of the West 1/3 of the South 8 rods of Lot 10, Block 152, also the North 4 rods of Lots 9 and 10, and the North 113 feet of Lot 11, Block 152, all in Original Plat of City of Lansing, (319 East Hillsdale Street and the rear of 322-324 East Lenawee Street), be rezoned from "D" Apartment District to "J" Parking District.

Motion carried by a 6 yeas and 2 nay vote.

The motion as amended was then carried by an 8 yeas and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Doctor Robert Drews to rezone Lot 6, Hollywood Subdivision, (836 East Mt. Hope Avenue), from "D" Apartment District to "D-1" Professional Office District, be not granted and that this property be rezoned back from "D" Apartment District to "B" One Family Residence District, and that adjacent Lots 6 and 7, Hollywood Subdivision, be rezoned back from "J" Parking District to "B" One Family Residence District, because conditions have not changed since January of 1959, at which time the Planning Board recommended that the property remain in the "B" One Family Residence District.

Motion carried by an 8 yeas and 0 nay vote.

Mr. Morris Reynolds spoke in favor of rezoning his property at 724 North Walnut Street, pointing out several non-conforming uses in the area and called attention to the large size of his house.

It was moved and supported, that we recommend to the City Council that the petition by Morris Reynolds to rezone the South 2 rods of East 47 feet and South 44 feet of West 118 feet of Lot 9, Block 56, West 1/2 Original Plat, (724 North Walnut Street) from "C" Two Family Residence District to "D-M" Multiple Dwelling District, be not granted, because the requested rezoning would constitute "spot zoning" permitting "D-M" Multiple Dwelling District in an area zoned entirely "C" Two Family Residence District.

Motion carried by an 8 yeas and 0 nay vote.

After reviewing the tentative Plat with Mrs. Howard Lyons, 4301 South Waverly Road and Margaret Phillips, 3827 West Holmes Road, it was moved and supported that the tentative Plat of Aerohead Manor Subdivision, be tentatively approved. Commissioner Neller disqualified himself from voting.

Motion carried by a 7 yea and 0 nay vote.

A letter from Attorney David C. Coey to the City Council and referred to the Planning Board regarding the sale of lots at the corner of Williams and Clare Street was read. The probable use of these lots in connection with the development of the connector and interchange for the interstate highway according to the Master Plan was discussed. It was pointed out that it was very likely that these lots would be needed.

It was moved and supported, that we recommend to the City Council that Lots 40 and 41, Smith Subdivision a part of Block 9 of Townsend's Subdivision, located on Williams Street at Clare Street, be not sold at this time, and that the communication to the City Council point out the proposals in the Master Plan and their effect on these lots.

Motion carried by an 8 yea and 0 nay vote.

The Director reported that the request of the City Attorney and Attorney Vernon J. Andrews regarding an amended recommendation in connection with the request for rezoning of property at 414-416 West Ionia Street.

After discussion, it was moved and supported, that the City Council be advised that the Planning Board requests that its recommendation contained in its communication dated November 10, 1959, be amended to read as follows:

The Planning Board recommends that the petition by Vernon J. Andrews to rezone property at 414-416 West Ionia Street, (the East 3 rods of Lots 7 and 8, Block 86, City of Lansing), from "D-M" Multiple Dwelling District to "D-1" Professional Office District, be not grant-

ed because it falls within the Capitol Development Area.

Motion carried by a 5 yea and 3 nay vote:

Commissioner Sinas requested that the record show that the above motion was voted in the affirmative for the specific purposes of fulfilling the request of the petitioner and the attorney for the petitioner and the attorney for the City, in order to assist them in their procedure before the court by the following persons:

Commissioners Mutz, Neller, Ridenour, Sinas, Stoakes (5).

The Director presented the bids which had been received for the printing of the Master Plans and reported that the City Council had transferred \$5,000.00 to the Planning Board account for the printing of the Master Plan.

It was moved and supported, that the bid of Speaker-Hines and Thomas, Inc., be accepted for the combined Administrative and Master Plan Report under one (1) cover and that the maximum number of copies possible within the available funds be printed.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported, that the Ordinance Committee investigate the possibility of recommending to the City Council the establishment of a commission to review any changes in buildings in the Capitol Development Area.

Motion carried.

Chairman Brisbin appointed Commissioners Neller, Sinas, and Stoakes, as a special committee to attempt to work with the commercial property owners on the South side of the 900 and 1000 Block of West Saginaw St. regarding the establishment of an overall off-street parking program for their area.

The meeting adjourned at 11:30 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, April 7, 1960

April 7, 1960,

Lansing, Michigan.

The regular meeting of the Planning Board was called to order by the Chairman, John F. Brisbin, at 7:30 P.M.

ROLL CALL

Present: Commissioners Brisbin, Miller, Musselman, Ridenour, Sinas, Stoakes (6); Councilmen Belen and Black (Council Committee) (2).

Absent: Commissioners Mutz, Neller (2).

The proceedings of the regular meeting of March 3, 1960, were approved.

Mr. Lewis G. Fortino appeared before the Commission regarding his petition to rezone (Lot No. 6, Assessor's Plat No. 22 from "C" Two Family Residence District to "J" Parking District and Lot 7, except the South 20 feet Assessor's Plat No. 22 from "C" Two Family Residence District to "F" Commercial District), (1008 East Sheridan Street and 838 N. Pennsylvania Avenue). He stated that it is his intention to enlarge the size of his store maintaining the set-back on the Sheridan Street side and extending approximately 16 feet into the parking area to the South which would require rezoning this area from "J" Parking District to "F" Commercial District. He also stated that it is his intention to deed to the property owner to the East sufficient area to provide a private drive and will then construct a louvered fence on the new property line. Parking at the south end of Lot 6 would be used for tenant parking for the two family unit South of the present parking lot.

The petition was referred to the Zoning Committee and the petitioner instructed to provide a sketch of the property showing buildings and drives.

George Salada representing Dr. Jas. Niles appeared regarding the rezoning of Lot 13, Block 32, Elmhurst Subd., No. 1, (S.E. corner Pattengill and Mt. Hope Avenues), bringing drawings of the build-

ing showing parking spaces on the Pattengill Avenue side for the necessary off-street parking for a Doctors' building and screening on the South property line.

The petition was referred to the Zoning Committee.

It was moved and supported, that we recommend to the City Council that the petition by Emmanuel Pilgrim Holiness Church to rezone property commencing at a point 58½ rods east of, and 4 rods north of, the southwest corner of Section 32, T4N, R2W, thence North 10 feet, thence East 60 feet, thence South 10 feet, thence West 60 feet, to point of beginning, (1936 W. Jolly Road), from "J" Parking District to "B" One Family Residence District, be granted.

Adopted by a 6 yeas and 0 nay vote.

Mr. Charles Heiler representing S.E.S. Company appeared before the Commission to explain the drawing regarding the petition for rezoning the South 220 feet of the North 285 feet of the West 105 feet, and the South 177.8 feet of the North 762.8 feet of the West 105 feet from "F" Commercial District to "J" Parking District; and the South 300 feet of the North 585 feet of the East 75 feet of the West 180 feet, and the South 65 feet of the West 180 feet, and the North 85 feet of the South 150 feet of the East 75 feet of the West 180 feet from "J" Parking District to "F" Commercial District; and the North 140 feet of the East 135 feet from "J" Parking District to "E-1" Drive-In Shop District; all a part of the Vandervoort property, described as beginning at the S.W. corner of South Pennsylvania and Cavanaugh Rd., thence West 296.5 feet, thence South 912.8 feet, thence east 296.6 feet, thence North 912.8 feet to the point of beginning, (Southwest corner of Pennsylvania Avenue and Cavanaugh Road). He agreed that the 16 feet 6 inch service drive at the rear of the principal "F" Commercial area could be rezoned for "J" Parking District, and that the area to the west of the proposed commercial building at the South end of the property could also be zoned "J" Parking District.

The petition was referred to the Zoning Committee.

It was moved and supported, that we recommend to the City Council, that the petition to vacate the undeveloped alley running between Grant Street and Lyons Avenue, back of the 600 block of Tisdale Avenue, be granted, and that the undeveloped alley running between Grant and Garfield Streets, back of the 500 block of Tisdale, also be vacated.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that Drexel Road from Verlinden to Durant Street, be vacated, and that the South $\frac{1}{2}$ of the Block on Durant Street, between Drexel Road and Osborn Road, also be vacated.

Adopted by a 6 yea and 0 nay vote.

The Director presented several plans for the diversion of through traffic in the Boston Blvd. area which will assure the continuance of the residential character of this area and the protection of assessed and property values. He also presented traffic counts made by the Traffic Engineer. He reported that this matter had been cleared with the Traffic Engineer and the Fire Chief.

The matter was referred to the Streets Committee.

A copy of a letter from John F. Brisbin was received and placed on file.

A method of notifying property owners in the area of property under petition for rezoning was discussed and referred to the Ordinance Committee.

It was moved and supported, that the rules of procedure be waived and that the petition for rezoning of property at 324 N. Francis be referred to the Zoning Committee.

Adopted by a 6 yea and 0 nay vote.

The Director reported on the importance of having the City flown for new aerial maps and his conversation with the Director of Public Service. It was moved and supported, that a letter be sent to the Director of Public Service indicating the Planning Board's interest in new aerial maps and that the possibility of including areas recently annexed, or possibly annexed in the near future, be included.

Motion carried.

The need for new industrial development was briefly discussed and referred to the Director for further study.

The meeting adjourned at 10:30 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, May 5, 1960

City Hall
Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, John F. Brisbin, at 7:30 P.M.

ROLL CALL

Present: Commissioners Brisbin, Musselman, Mutz, Neller, Ridenour, Sinas, Stoakes (7).

Councilmen Belen and Black (Council Committee) (2).

Absent: Commissioner Miller (1).

The proceedings of the regular meeting of April 7, 1960, were approved.

Mr. Basil Ericks appeared before the Board regarding the petition to rezone property commencing on West line of South Cedar Street 618 feet North and 1,263.15 feet East of South $\frac{1}{4}$ post of Section 33, thence South $0^{\circ}15'$ West parallel with South Cedar Street 50 feet, North $89^{\circ}35'$ West 200.5 feet, North $0^{\circ}15'$ East 50 feet, South $89^{\circ}15'$ East 200.5 feet to beginning, (4916 South Cedar Street), from "A" One Family Residence District to "H" Light Industrial District. He explained that it was his intention to operate a used car lot and repair garage. It was explained that under our present zoning ordinance repair garages can be operated only in industrially zoned districts even though used in connection with a used car lot. The possibility of zoning a part of the property "F" Commercial District, and the balance "H" Light Industrial District, was discussed.

The petition was referred to the Zoning Committee with instructions to the petitioner to contact the Planning office to determine which portion of the property might be zoned "F" Commercial District with the balance "H" Light Industrial District.

Mr. Frank Cazzato appeared before the Planning Board in connection with his petition to rezone the North 86 feet of the East 55 feet of Lots 1 and 2 of Block B

of Seymour's Subdivision of Blocks 26 and 27, Original Plat, City of Lansing, Ingham County, Michigan, (503 West Grand River), from "B" One Family Residence District to "C" Two Family Residence District, stating that he would prefer to have "D-M" Multiple Dwelling zoning to permit him to remodel for three families. It was pointed out that the lot area is large enough for four families and that one parking space would be needed for each living unit.

The petitioner was advised to notify the Planning Department if he still wants "D-M" Multiple Dwelling District instead of "C" Two Family Residence District.

The petition was referred to the Zoning Committee.

A petition by John S. Anthony to rezone property beginning at the S.E. corner of Lot 6, James M. Turner Subd., thence northwesterly on the North line of West Grand River Avenue 156 feet, North 27° East 132 feet, North $8^{\circ}45'$ minutes East to a point 250 feet $5\frac{1}{4}$ inches north of the north line of Grand River Avenue, thence southeasterly on a line 250 feet $5\frac{1}{4}$ inches north of and parallel to the north line of Grand River Avenue, to the East line of Lot 6, James M. Turners Subd., thence South 250 feet $5\frac{1}{4}$ inches to point of beginning, (2224 North Grand River Avenue), from "A" One Family Residence District to "F" Commercial District, was referred to the Zoning Committee.

Approximately 20 people appeared to protest the petition of Henry J. Kamm to rezone Lot 7, Elmview Subd., (400 block of Denver Street), from "A" One Family Residence District to "H" Light Industrial District. Mr. Henry Baker, 407 Denver; Mr. Clayton Hicks, 205 Denver; James Richmond, 216 Denver; protested this rezoning on the basis that the street is too narrow for any further industrial development or to accommodate additional off-street parking.

The petition was referred to the Zoning Committee.

Mrs. Frieda Karkau, 821 May Street, filed a petition of protest containing 60

names protesting the rezoning of Lots 9 and 10 of Wiley's Subdivision of Lot 18, and part of Lot 19, James Seymour's Subd., (801 North Pennsylvania Avenue and 927 May Street), from "C" Two Family Residence District to "E-1" Drive-In Shop District, stating that the present volume of traffic on May Street is very heavy and any additional commercial use would further congest traffic and be detrimental to the residential properties which completely surround this area. Mrs. Ernsberger, 806 North Pennsylvania and Mr. Wm. Tompkins, 922 May Street, further emphasized these facts in adding that activity and lights in a gasoline filling station would further be detrimental to their residential properties.

This petition was referred to the Zoning Committee.

A letter from Leo A. Farhat, Attorney for Donald L. Deeb, requesting that the hearing regarding the rezoning of Lots 58, 59, 60 of McPherson's Inverness Subdivision, (1800 Block West Shiawassee Street), from "B" One Family Residence District to "J" Parking District be put over from May 5, 1960, until June 2, 1960, to enable him to be present. Approximately 20 residents of the area appeared in protest of the petition, filing a petition of protest signed by 46 people. They stated that they are opposed to any further zoning for off-street parking on the basis of their past experience regarding the abuses of surrounding property, also that no further off-street parking is needed in connection with the existing business. Spokesmen for the persons present were: Walter R. Cullen, 1708 West Shiawassee; Thomas Curry, 1809 S. Genesee; Earl Haltermann, 1801 S. Genesee; William C. Steele, 1717 West Shiawassee; Helen E. Taborsky, 1805 S. Genesee; who pointed out that sufficient off-street parking for Fisher Body employees has been furnished by Fisher Body Corporation, and that a commercial parking lot in their residential area would be detrimental to their property values since this is an area of fine homes.

The petition was referred to the Zoning Committee.

Attorney David Coey, appeared in favor of the petition of Industrial Welding, Incorporated to rezone Lots 43, 44, 45, 46, and 47 of Smith's Subdivision, Part of Block 9 of Townsend's Subdivision on the North one-half of Section 20, T4N, R2W, City of Lansing, County of Ingham, Michigan, (the west side of Buffalo Street North from Olds Avenue for 219 feet), from "J" Parking District to "H" Light Industrial District, stating that it is necessary for the firm to expand and that other areas would be used for off-street parking.

It was pointed out that the legal description given was not proper and correction should be made before the next meeting. The petitioner was requested to furnish information to the Planning office as to

number of employees, number of off-street parking spaces which will be provided, and the location and point of access to this area. It was requested that a sketch of the property be furnished.

The petition was referred to the Zoning Committee.

Mr. Robert Hamilton appeared in support of his petition to rezone Lots 31, 32, 33, and 34, Supervisor's Plat of Deihm Farms, (2706-2710 North Grand River Avenue), from "A" One Family Residence District to "F" Commercial District, stating that Lot 31 has always been used for off-street parking and could be zoned for "J" Parking District at this time, also that Lots 32 and 34 have been commercially used and that Lot 33 could be used for off-street parking.

The petition was referred to the Zoning Committee.

George Whitson represented the petitioner for the rezoning of that part of the Southwest Quarter of the Northwest Quarter of Section 5, T4N, R2W, lying South of U.S. Highway No. 16 and North of Delta River Road beginning at the intersection of the South line of U.S. Highway No. 16 and the North line of Delta River Drive, thence North 68° 30' West along the South line of U.S. Highway No. 16, 245.37' to "a point, thence South 0° 30' East 167.30' to a point on the North line of Delta River Drive, thence North 72° 10' East along the North line of Delta River Drive 237.93' to the place of beginning, (3601 North Grand River Avenue), from "A" One Family Residence District to "E-1" Drive-In Shop District.

He stated that Ohio Oil Company owns more property to the West of the property under petition and that the present residence on the property would be moved to the West which together with other developments would form a buffer between the residential area and the proposed gasoline filling station.

Rev. William Browers, 2910 Delta; Arnold Lange, 1935 Cumberland; George W. Libera, 2125 Delta River Drive; Bruce D. Pettit, 2908 Delta; Wallace C. Shuett, 2208 Delta River Drive; Edwin Steffen, 1923 Cumberland; C. J. Werner, 2137 Delta River Drive; Ronald C. Wold, 2111 Delta River Drive; spoke for the 15 to 20 residents of the area who were present. They emphasized the fact that this is a residential area to the South of Grand River Avenue, quiet, safe, and that in their opinion sufficient gas stations are located in the area to serve the population, and that they do not want a commercial business of any kind on this corner.

It is the feeling that a gasoline station at this point would be detrimental to the property values and a safety hazard due to increased traffic.

The petition was referred to the Zoning Committee.

A petition by W. L. Hall to rezone Lot #10, Block No. 3, Lansing Improvement Company's Addition, (834 East Kalamazoo Street), from "C" Two Family Residence District, to "F" Commercial District, was referred to the Zoning Committee.

Mrs. Dan H. Shafer, 1701 South Pennsylvania Avenue, requested information as to the use of property in connection with the petition by Donald E. Benson to rezone a parcel of land beginning at a point on the East line of Pennsylvania Avenue, so-called, at a point 615.5 feet North of the South line of Section Twenty-Two, T4N, R2W, and running thence East 132 feet, thence North 50 feet, thence West 132 feet to the East line of said Pennsylvania Avenue, and thence South 50 feet along the East line of Pennsylvania Avenue to the place of beginning, City of Lansing, Ingham County, Michigan, (east side 1700 block South Pennsylvania Avenue), from "A" One Family Residence District to "D-1" Professional Office District. She also questioned the possibility of adequate off-street parking in connection with an office building on this property.

The petition was referred to the Zoning Committee.

A petition to rezone that property described as beginning 66' South of the S.E. intersection of Holmes Road and South Logan Street, thence South 1,287' $\pm$, thence East 130 feet, thence North 1,283' $\pm$, thence East 702' $\pm$, thence North 70', thence West 696' $\pm$, thence South 66', thence West 136 feet to the point of beginning from "A" One Family Residence District to "J" Parking District, also that the property described as beginning South 1,353' $\pm$, and East 130', of the S.E. intersection of Holmes Road and South Logan Street, thence East 150', thence North 1,153' $\pm$, thence East 552' $\pm$, thence North 130', thence West 702' $\pm$, thence South 1,283' $\pm$, to the point of beginning be rezoned from "A" One Family Residence District to "F" Commercial District, (935 West Holmes Road and 3400-3600 South Logan Street), was referred to the Zoning Committee.

Attorney Archie Fraser represented the petitioners for the rezoning of Real Estate situated in the County of Ingham, State of Michigan, to-wit:

Beginning 764 feet South of the N.E. corner of the S.W. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ of Section 32, T4N, R2W, thence South 102 feet, West 396 feet, North 102 feet, East 396 feet to beginning, to be known as Lot No. 56 of Hillcrest No. 3;

Also: Beginning 866 feet South of N.E. corner of S.W. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ of Section 32, T4N, R2W, thence South 102 feet, West 396 feet, North 102 feet, East 396 feet to

beginning, to be known as Lot No. 57 of Hillcrest No. 3. Now known and described as a part of Lot No. 1 of Supervisor's Plat No. 5, located in the South $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ of N.E. $\frac{1}{4}$, and South $\frac{1}{2}$ of S.E. $\frac{1}{4}$ of N.W. $\frac{1}{4}$ of Section 32, T4N, R2W, Township of Lansing, Ingham County, Michigan, according to the recorded plat thereof as recorded in Liber 14 of Plats, Page 44, said Ingham County Records, (4110 South Logan Street, N.W. corner of South Logan and Mary Streets), from "A" One Family Residence District to "G-2" Wholesale District.

He stated that it is necessary to zone to "G-2" Wholesale District since in addition to a retail business there will also be storage. He explained that the present facilities of the petitioner are too small and that this area is adequate in size and is properly located for distribution of the petitioner's product. Attorney Don Hines pointed out the present uses of property along South Logan Street, South of Holmes Road.

The petition was referred to the Zoning Committee.

Attorney Joe C. Foster, Jr. presented drawings in connection with the petition to rezone Lots 11 through 34, inclusive, of Lansing Realty Company's Replat of Hinman's Subdivision of Block 185 of the Original Plat of the City of Lansing, Ingham County, Michigan, (block bounded by William Street, Chestnut Street, Olds Avenue and Pine Street), from "C" Two Family Residence District to "I" Heavy Industrial District. He stated that it is the intention of General Motors to build an engineering building on this site.

The petition was referred to the Zoning Committee.

Mrs. Thelma Skinner, protested the rezoning of Lots 7 and West 2/3 of Lot 8, Block 69, (S.E. corner Saginaw and N. Sycamore Street), from "D" Apartment District to "E-1" Drive-In Shop District, because she believes that it will adversely effect the retail values of her residentially zoned properties adjacent to this property.

The petition was referred to the Zoning Committee.

It was moved and supported, that we recommend to the City Council that the petition by Doctor J. E. Niles to rezone Lot 13, Block 32, Elmhurst Subdivision #1, (S.E. corner of Mt. Hope and Pattengill Avenues), from "B" One Family Residence District to "D-1" Professional Office District, be not granted, because sufficient area is provided in the adjacent shopping area and because of its proximity to adjacent residential area.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the petition by the S.E.S. Company to rezone the South 220 feet of the North 285 feet of the West 105 feet, and the South 177.8 feet of the North 762.8 feet of the West 105 feet from "F" Commercial District to "J" Parking District; and the South 300 feet of the North 585 feet of the East 75 feet of the West 180 feet, and the South 65 feet of the West 180 feet, and the North 85 feet of the South 150 feet of the East 75 feet of the West 180 feet from "J" Parking District to "F" Commercial District; and the North 140 feet of the East 135 feet from "J" Parking District to "E-1" Drive-In Shop District; all a part of the Vandervoort Property described as beginning at the S.W. corner of South Pennsylvania and Cavanaugh Road, thence West 296.5 feet, thence South 912.8 feet, thence East 296.6 feet, thence North 912.8 feet to the point of beginning, (4300 South Pennsylvania Avenue) be granted, with screening to consist of low evergreen plantings on the North and East of the "J" Parking area.

Motion carried by a 7 yea and 0 nay vote.

A letter from C. LaVerne Roberts requesting tabling of the petition by Mrs. Addie Belknap to rezone Lot Number 418 of the part of Foster Farms, City of Lansing, County of Ingham, State of Michigan; located on the N.W. $\frac{1}{4}$ of Sec. 14, T4N, R2W, (324 North Francis Street), from "B" One Family Residence District to "D-M" Multiple Dwelling District was read.

It was moved and supported, that the petition be tabled until the June meeting.

Motion carried.

It was moved and supported that the tentative Plat of Sheraton Park Subd., be tentatively approved with final approval subject to the necessary easements, petitions and agreements for sewers being presented to the proper officials.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that Carlton Terrace and alley between Chestnut and Pine Streets, be vacated. Commissioner Ridenour disqualified himself.

Motion carried by a 6 yea and 0 nay vote.

Possible methods of diverting traffic in the Boston Blvd. area, between Moores River Drive and Mt. Hope Avenue, were discussed.

It was moved and supported that we recommend to the Traffic Board that they give consideration to a 90 day trial of traffic diverters at Barnes and Pattengill Avenues, and at Boston Blvd. and Berkley Drive.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that the matter of notification of hearings for rezoning be considered in the new Zoning Ordinance.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that the matter of change in the Rules of Administrative Procedure be tabled for 90 days.

Motion carried.

It was moved and supported that no action be taken on Architectural Control in the Capitol Development Area because it is not feasible and no known legal means are provided to accomplish such a provision.

Motion carried by 7 yea and 0 nay vote.

It was moved and supported that the matter of parking in front yards, referred to in the letter by the Building Commissioner, be considered in the new Zoning Ordinance.

Motion carried by 7 yea and 0 nay vote.

A letter from the Board of Police and Fire which was referred to the Planning Board by the City Council regarding a site for a new fire station on Capitol City Airport Blvd. was read and discussed.

It was moved and supported that the matter be tabled to the June meeting.

Motion carried.

A resolution by the City Council requesting the Planning Board to study the possibility of a site for another bridge in the Southwest section of the City was referred to the Streets Committee.

The meeting adjourned at 12:30 A.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, June 2, 1960

The regular meeting of the Planning Board was called to order by the Chairman, John F. Brisbin, at 7:30 P.M.

ROLL CALL

Present: Commissioners Brisbin, Miller, Musselman, Mutz, Neller, Ridenour, Sinas, Stoakes (8).

Councilmen Belen and Black (Council Committee) (2).

Absent: None.

The proceedings of the regular meeting of May 5, 1960, were approved.

Rev. Bush, Pastor of Redeemer Lutheran Church, appeared in favor of the petition to rezone property commencing at a point 160 feet west and 50 feet south of the North $\frac{1}{4}$ post of the N.E. $\frac{1}{4}$ of Section 31, T4N, R2W, City of Lansing, Ingham County, Michigan, thence South 349 feet plus or minus, thence West 367 feet plus or minus, thence North 349 feet plus or minus, thence East 367 feet plus or minus to the place of beginning, (South side of West Holmes Road at Ingham Street), from "A" One Family Residence District to "B" One Family Residence District.

He stated that ample parking would be provided and that the area meets the minimum requirements of three acres. He also stated that other property which has been investigated was not suitable, pointing out that in this new subdivision parking will be accessible from two streets and the parking lot screened with shrubbery. This site has been approved by national and state officials of his church. Mr. Noel Maxim, Real Estate Developer, stated that they own all the surrounding property and do not feel that it will be detrimental to the property values and possibility of sale of their properties. It was pointed out by members of the Board that churches are not a desirable use in residential areas and should be located near a shopping area.

The petition was referred to the Zoning Committee.

Mr. Al Edwards and David Kaplowitz were present in support of their petition to

rezone the block bounded by East Saginaw Street, East Grand River Avenue and North Clippert Street, from "A" One Family Residence District to "F" Commercial District, stating that this property had been commercially zoned for many years while in the township.

The matter was referred to the Zoning Committee.

A petition by Capitol Equipment Company to rezone property beginning 548.7 feet West of North $\frac{1}{4}$ corner Section 6, T4N, R2W, Lansing Twp., Ingham County, Michigan, thence South $1^{\circ} 53'$ West 558.2 feet to NE corner Zola Nickels Davidson lot at 4714 N. Grand River Avenue, thence West 80 feet, thence S. $1^{\circ} 53'$ West 222.6 feet to center of US 16 highway, thence NW'ly along the centerline 147.6 feet, thence NE'ly 729.8 feet to the North line of Section 6, thence East 223.1 feet to point of beginning, except the South 200 feet thereof, (4722 North Grand River Avenue), from "A" One Family Residence District to "H" Light Industrial District, was referred to the Zoning Committee.

Mrs. Balance of the Warner Long Realty Company appeared in favor of the rezoning of Lot 65, Parkdale Subd., (1121 East Mt. Hope Avenue), from "A" One Family Residence District to "D-1" Professional Office District. She stated that F.H.A. will not take a mortgage at this location because of the commercial use surrounding it. Rev. Poertner stated that the proposed use of this building is for future state offices of the Evangelical Brethren Church. They expect to have only two employees and there will be parking space for three cars in the drive.

The matter was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that the petition by Basil Ericks, to rezone property commencing on West line South Cedar St. 618 feet North and 1263.16 feet East of South $\frac{1}{4}$ post Section 33, thence South $0^{\circ} 15'$ West parallel with South Cedar Street 50 feet, N. $89^{\circ} 35'$ West 200.5 feet, North $0^{\circ} 15'$ East 50 feet, S. $89^{\circ} 15'$ East 200.5 feet to beginning; Section 33, (4916 South Cedar Street), from "A" One Family

Residence District to "H" Light Industrial District, be not granted.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Frank Cazzato to rezone the North 86 feet of the East 55 feet of Lots 1 and 2 of Block B of Seymour's Subdivision of Blocks 26 and 27, Original Plat City of Lansing, Ingham County, Michigan, (503 West Grand River Avenue), from "B" One Family Residence District to "C" Two Family Residence District be granted, and that property at the North 86 feet of the West 110 feet of Lots 1 and 2, Block B, of Seymour's Subdivision of Blocks 26 and 27, Original Plat, (507 and 513 West Grand River Avenue), also be rezoned from "B" One Family Residence District to "C" Two Family Residence District.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by John S. Anthony to rezone property beginning at the S.E. corner of Lot 6, James M. Turner Subd., thence Northwesterly on North line of West Grand River Avenue, 156 feet, North 27°, East 132 feet, North 8° 45', East to a point 250 feet 5¾ inches North of the North line of Grand River Avenue, thence Southeasterly on a line 250 feet 5¾ inches north of, and parallel to, the North line of Grand River Avenue, to the East line of Lot 6, James M. Turners Subd., thence South 250 feet, 5¾ inches to point of beginning, (2224 North Grand River Avenue), from "A" One Family Residence District to "F" Commercial District, be not granted.

Commissioner Musselman disqualified herself from voting on this matter.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Henry J. Kamm to rezone Lot 7, Elmview Subd., (400 Block Denver Street), from "A" One Family Residence District to "H" Light Industrial District, be not granted.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Carl J. Vincent, Jr., Evelyn Preston and Effie R. Dickson to rezone Lot No. 9, Wiley's Subdivision of Lot No. 18 and a part of Lot No. 19 of James Seymour's Subdivision and Lot 10 of Wiley's Subdivision of Lot No. 18 and a part of Lot No. 19, Seymour's Subdivision of the Southwest ¼ of Section 10, T4N, R2W, City of Lansing, Ingham County, Michigan,

(801 North Pennsylvania Avenue and 927 May Street), from "C" Two Family Residence District to "E-1" Drive-In Shop District, be not granted.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Donald L. Deeb to rezone Lots 58, 59 and 60 of McPherson's Inverness Subdivision (1800 Block of West Shiawassee Street), from "B" One Family Residence District to "J" Parking District, be not granted.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Industrial Welding, Inc., to rezone the East 65 feet of Lots 43, 44 and 45, Smith's Subd., (West side of Buffalo Street, North of Olds Avenue), from "J" Parking District to "H" Light Industrial District, and that the West 55 feet of Lots 46 and 47, Smith's Subd., and property beginning at the Northwest corner of Lot 46, Smith's Subd., thence West 50 feet, thence South 20 feet, thence West 35 feet, thence South to the North line of Olds Avenue, thence Southeasterly on the North line of Olds Avenue to the Southwest corner of Lot 47, Smith's Subd., thence North 99 feet to point of beginning, also property beginning at the intersection of the South line of Lot 40, Smith's Subd., and the North line of Olds Avenue, thence East 92 feet, thence South 54 feet, thence East 21 feet, thence South to the North line of Olds Avenue, thence Northwesterly along the North line of Olds Avenue to point of beginning, be rezoned from "H" Light Industrial District to "J" Parking District, be granted.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Robert G. Hamilton to rezone Lots 32 and 34, Supervisors Plat of Deihm Farms, (portion of property at 2706-2710 N. Grand River Avenue), from "A" One Family Residence District to "F" Commercial District, be granted, and that the balance of the property, Lots 31 and 33, Supervisors Plat of Deihm Farms, be rezoned from "A" One Family Residence District to "J" Parking District, with evergreen plantings with a mature height of 5'6" on the North line of Lot 31.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Ohio Oil Co. to rezone that part of the Southwest Quarter of the Northwest Quarter of Section 5, T4N, R2W, lying South of the U.S. Highway No. 16 and

North of Delta River Road beginning at the intersection of the South line of U.S. Highway No. 16 and the North line of Delta River Drive, thence N. 68° 30' West along the South line of U.S. Highway No. 16, 245.37 feet to a point, thence S. 0° 30' East 167.30 feet to a point on the North line of Delta River Drive, thence N. 72° 10' East along the North line of Delta River Drive 237.93 feet to the place of beginning, (3601 North Grand River Avenue), from "A" One Family Residence District to "E-1" Drive-In Shop District, be not granted.

Commissioner Stoakes abstained for personal reasons.

Adopted by a 6 yea and 0 nay vote.

Commissioner Ridenour arrived.

It was moved and supported that we recommend to the City Council that the petition by Woodie L. Hall to rezone Lot 10, Block 3, Lansing Improvement Company's Addition, (834 East Kalamazoo), from "C" Two Family Residence District to "F" Commercial District be granted.

It was then moved and supported that the petition be tabled for further study.

Adopted by a 6 yea and 2 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Donald E. Benson to rezone a parcel of land beginning at a point on the East line of Pennsylvania Avenue, so-called, at a point 615.5 feet North of the South line of Section 22, T4N, R2W, and running thence East 132 feet, thence North 50 feet, thence West 132 feet to the East line of said Pennsylvania Avenue, and thence South 50 feet along the East line of Pennsylvania Avenue to the place of beginning, City of Lansing, Ingham County, Michigan, (East side of the 1700 Block of Pennsylvania Avenue), from "A" One Family Residence District to "D-1" Professional Office District, be not granted, and that the South leg of Pershing Avenue at Pennsylvania Avenue be vacated and the North ½ of this vacated street be exchanged for a sufficient strip on the North of the above described property to provide for a 50 foot street to Pennsylvania Avenue.

Commissioner Sinas disqualified himself on this matter.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by L. W. Norman and L. L. LeGrand to rezone property described as beginning 66 feet South of the S.E. intersection of Holmes Road and South Logan Street, thence South 1287 feet, East 280

feet, North 1153 feet, East 552 feet, North 200 feet, West 702 feet, South 66 feet, West 136 feet, to point of beginning, (3400 to 3600 Block of South Logan Street), from "A" One Family Residence District to "F" Commercial and "J" Parking Districts, be not granted.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Daniel and LaVerne Wurges to rezone property beginning 764 feet South of the N.E. corner of the S.W. ¼ of N.E. ¼ of Section 32, T4N, R2W, thence South 102 feet, West 396 feet, North 102 feet, East 396 feet, to beginning, to be known as Lot No. 56 of Hillcrest No. 3; ALSO: beginning 866 feet South of N.E. corner of S.W. ¼ of N.E. ¼ of Section 32, T4N, R2W, thence South 102 feet, West 396 feet, North 102 feet, East 396 feet to beginning, to be known as Lot No. 57 of Hillcrest No. 3. Now known and described as a part of Lot No. 1 of Supervisor's Plat No. 5, located in the South ½ of S.W. ¼ of N.E. ¼ and South ½ of S.E. ¼ of N.W. ¼ of Section 32, T4N, R2W, Township of Lansing, Ingham County, Michigan, (N.W. corner of South Logan and Mary Street), from "A" One Family Residence District to "G-2" Wholesale District, be not granted.

Adopted by a 5 yea and 3 nay vote.

It was moved and supported that we recommend to the City Council that the petition by General Motors Corporation to rezone Lots 11 through 34, inclusive, of Lansing Realty Company's Replat of Hinman's Subdivision of Block 185 of the Original Plat of the City of Lansing, Ingham County, Michigan, (Block bounded by William St., Chestnut St., Olds Ave., and Pine Street), from "C" Two Family Residence District to "I" Heavy Industrial District, be granted.

Commissioner Ridenour disqualified himself.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Katherine Meagher and Mary Marks to rezone Lot 7 and West 2/3 of Lot 8, Block 59, (S.E. corner of Saginaw and N. Sycamore Streets), from "D" Apartment District to "E-1" Drive-In Shop District, be not granted.

Adopted by a 6 yea and 2 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Mrs. Addie Belknap to rezone Lot 418 of the part of Foster Farms, City of Lansing, County of Ingham, State of Michigan, located on the N.W. ¼ of Sec-

tion 14, T4N, R2W, (324 N. Francis), from "B" One Family Residence District to "D-M" Multiple Dwelling District, be not granted because the requested zoning would be "spot zoning" one parcel of "D-M" Multiple Dwelling District in an entirely single family residence district.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported we recommend to the City Council that the petition by Louie G. Fortino, to rezone Lot 6, Assessor's Plat 22, except the East 8 feet of the North 83 feet, (1008 East Sheridan Street), from "C" Two Family Residence District to "J" Parking District, be granted providing for a properly treated redwood or cedar fence 5'6" in height on the East line of the "J" Parking area, and that Lot 7, except the South 20 feet thereof, Assessor's Plat 22, (838 North Pennsylvania Avenue), to be rezoned from "C" Two Family Residence District to "F" Commercial District be not granted.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Plat of Kerndon Subd. be approved.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that the tentative Plat of Placer Subd. be tentatively approved.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that the tentative Plat of Waverly Heights No. 7 and remaining portion of Waverly Heights Subd. be tentatively approved.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the new Master Plan should be followed in the matter of a new bridge in the S.W. section of the City. This location is half-way between Waverly Road and Logan Street, would tie DeWitt Road, Clare Street and Pleasant Grove Road by way of an industrial highway extended North from Clare

Street, would be a direct connection from the South into the industrial area, would give added fire protection in the industrial area from a future new fire station in the Pleasant Grove district, and would cause a minimum of disruption in any residential area.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the site offered for a new fire station on Capitol City Airport Blvd. be not accepted, and that property in the point at North Grand River Avenue and Delta River Road be considered as an alternate site with the architecture of the building to conform to the general architecture of the residential area. The site offered on Capitol City Airport Blvd. is at the extreme edge of the developed area, or possibly developing area.

Commissioner Ridenour abstained from voting.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that the annual dues to the Michigan Society Planning Officials be paid.

Adopted by an 8 yea and 0 nay vote.

The Director reported that it is the desire of the Traffic Board to meet with the Planning Board as a Committee of The Whole and have suggested a date of June 7, 1960. It was agreed to meet with the Traffic Board on June 7, at 7:30 P.M.

It was moved and supported that the Vice Chairman, Walter Neller, appoint a Committee to draft a suitable resolution commemorating the length of service of John F. Brisbin on the Planning Board.

Motion carried.

The Vice Chairman then appointed Commissioners Sinas, Ridenour and Musselman to draft this resolution.

The meeting adjourned at 11:05 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, July 7, 1960

The regular meeting of the Planning Board was called to order by the Vice Chairman, Walter Neller, at 7:30 P.M.

ROLL CALL

Present: Commissioners Fink, Musselman, Mutz, Neller, Ridenour, Sinas, Stoakes—7.

Councilmen Belen and Black (Council Committee)—2.

Absent: Commissioner Miller—1.

The proceedings of the regular meeting of June 2, 1960, were approved.

It was moved and supported that Commissioner Stoakes be elected Chairman for the term of one year.

Motion carried.

It was moved and supported that Commissioner Neller be elected Vice Chairman for the term of one year.

Motion carried.

Raymond C. Rohrer appeared in favor of his petition to rezone his property at 3122 S. Logan Street from "A" One Family Residence District to "H" Light Industrial District. He stated that this property had been zoned commercial and light industrial while in the township and he would like to have a similar zoning classification.

The matter was referred to the Zoning Committee.

A petition to rezone property in the 1800 block of East Kalamazoo Street was referred to the Planning Board from the City Council at the request of the petitioner to consider "E-2" Drive-In Shop District zoning instead of "E-1" Drive-In Shop District which had originally been requested.

It was moved and supported that we recommend to the City Council that the petition to rezone Lots 147, 148, and the East 50 feet of Lot 75 and 76, Paul Park Addition, from "D-1" Professional Office District to "E-2" Drive-In Shop District,

and Lot 146 Paul Park Addition, from "B" One Family Residence District to "E-2" Drive-In Shop District, (1800 Block East Kalamazoo St.) be not granted because the requested zoning would not be in conformity with the tentative recommendations of the Master Plan, and would be detrimental to the adjoining properties in the area.

Motion carried by a 7 yeas and 0 nays vote.

Mr. Merlin Duncan appeared in favor of his petition to rezone property at 113-209 Bell Street from "A" One Family Residence District to "I" Heavy Industrial District. He stated that this property can be developed for a truck terminal.

The matter was referred to the Zoning Committee.

A petition by Blue Ribbon Builders, Inc., to rezone property in the 4200 Block of North Grand River Avenue from "A" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

A petition by Jack W. Warren to rezone property in the 4100 Block of South Pennsylvania Avenue from "A" One Family Residence District to "D-1" Professional Office District was referred to the Zoning Committee.

A petition by Lewis and Jack Shanker to rezone property at the S.E. corner of Tisdale and South Cedar Streets from "F" Commercial District to "G-2" Wholesale District was referred to the Zoning Committee.

Attorney James Burns representing the petitioner to rezone property at 122 Bank Street from "C" Two Family Residence District to "J" Parking District stated that this property is contiguous to commercial property and the area is needed for off-street parking for Maria's Restaurant and Cocktail Lounge.

The matter was referred to the Zoning Committee.

A petition by Arthur H. Klepper to rezone property at 710 Banghart and 715 Call Street from "B" One Family Residence District to "F" Commercial and "J" Parking Districts was referred to the Zoning Committee.

Joseph B. Foster represented the American Bank and Trust Company in the petition to rezone property in the 500 block of Greenlawn Avenue from "J" Parking and "B" One Family Residence Districts to "E-1" Drive-In Shop District, and presented prints showing the location of their drive-in facilities on this property. He also stated that it would be their desire to screen the property from the adjoining residential property with plantings of sufficient density and height.

The matter was referred to the Zoning Committee.

A petition by Thurlow W. Rosenbrook to rezone property at the N.W. corner of Pennsylvania and Maple Hill Avenues from "A" One Family Residence District to "E-1" Drive-In Shop District was referred to the Zoning Committee.

Mr. Joseph Prochaska appeared in favor of his petition to rezone property in the 4300 Block of South Pennsylvania Avenue from "F" Commercial and "J" Parking Districts to "D-1" Professional Office District. He pointed out his right to petition for the change of zoning for this property to correct improper "spot zoning" of the property.

Mr. Hyler, representing the S.E.S. Company, owners of the property, stated that they do not appreciate a non-owner of their property requesting a petition for a change of zoning of their property. It was pointed out that this property has been zoned in its present zoning classification for the past 7 years.

The matter was referred to the Zoning Committee.

A petition by Arthur H. Klepper to rezone property at 600 W. St. Joseph Street from "D" Apartment District to "F-1" Commercial District was referred to the Zoning Committee.

A petition by S.E.S. Company to rezone property in the 4300 Block of South Pennsylvania Avenue was returned to the Planning Board by the City Council to consider that part of the property originally petitioned for "E-1" Drive-In Shop Zoning for

"E-2" Drive-In Shop District to permit a gasoline filling station.

It was moved and supported that we recommend to the City Council that the North 140 feet of the East 135 feet of property described as beginning at the S.W. corner of South Pennsylvania Avenue and Cavanaugh Road, thence West 296.5 feet, thence South 912.8 feet, thence East 296.6 feet, thence North 912.8 feet to point of beginning, (4300 Block South Pennsylvania), be rezoned from "J" Parking District to "E-2" Drive-In Shop District.

Motion carried by a 7 yeas and 0 nay vote.

Carlton Clark, Realtor, spoke in favor of the petition by Michigan State Employees Union to rezone property at 805 W. Alleghen Street from "D-M" Multiple Dwelling District to "D-1" Professional Office District. He pointed out that in this block there are other professional office uses.

The matter was referred to the Zoning Committee.

Harold R. Wood appeared in favor of the rezoning of property at 3505-3601 Delta River Drive from "A" One Family Residence District to "B" One Family Residence District to permit building a church. He stated that sufficient off-street parking area for 150 cars would be provided and that this property has been selected because of their inability to find other suitable property in this area. He was asked to submit a sketch showing where the off-street parking would be located.

The matter was referred to the Zoning Committee.

Attorney Carl Reagh represented the petitioner Audrey M. Agerter in the request to rezone property at 4215 Glenwood Avenue from "D-M" Multiple Dwelling District to "D-1" Professional Office District. He stated that an office has been provided in the basement of this building and that off-street parking would be provided in accordance with the provisions of the ordinance. It was pointed out that the property is now zoned to permit one Doctor's office.

The matter was referred to the Zoning Committee.

Russell H. Kassouf appeared in favor of his petition to rezone property at 334 S. Butler from "C" Two Family Residence District to "F-1" Commercial District, stating that it was his impression that his present non-conforming use was non-conforming "F-1" Commercial. He also stated that "F" Commercial zoning would be agreeable. He was asked to submit a sketch showing where the off-street parking for his commercial business would be located.

The matter was referred to the Zoning Committee.

After considerable discussion as to the proper location of the "J" Parking area for off-street parking for the new church, it was moved and supported that we recommend to the City Council that the East 70 feet of property commencing at a point 160 feet west and 50 feet south of the North $\frac{1}{4}$ post of the NE $\frac{1}{4}$ of Section 31, T4N, R2W, City of Lansing, Ingham Co., Michigan, thence South 349 feet plus or minus, thence West 367 feet plus or minus, thence North 349 feet, plus or minus, thence East 367 feet plus or minus to the place of beginning, (South side of West Holmes Road at Ingham Street), be rezoned from "A" One Family Residence District to "J" Parking District, and the balance of the above property be rezoned from "A" One Family Residence District to "B" One Family Residence District, with low evergreen plantings on the North and South of the "J" Parking area and evergreen plantings 5' 6" in height on the East.

Motion carried by a 6 yea and 1 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Dorothy Dietrich, Al Edwards and David Kaplowitz, to rezone the block bounded by East Saginaw Street, East Grand River Avenue and North Clippert Street, (3100 Block of East Saginaw St.) from "A" One Family Residence District to "F" Commercial District be granted.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Capitol Equipment Company to rezone property beginning at 458.7 feet West of North $\frac{1}{4}$ corner Section 6, T4N, R2W, Lansing Twp., Ingham Co., Michigan, thence South 1° 53' West 558.2 feet to N.E. corner Zola Nickel's Davidson lot at 4714 N. Grand River Avenue, thence West 80 feet, thence South 1° 53' West 222.6 feet to center of US-16 highway, thence NW'ly along the centerline 147.6 feet, thence NE'ly 729.8 feet to the North line of Section 6, thence East 223.1 feet to point of beginning, except the South 200 feet thereof, (4722 North Grand River Avenue), from "A" One Family Residence District to "H" Light Industrial District be granted.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Oren C. Huffman to rezone Lot 65, Parkdale Subd., (1121 East Mt. Hope), from "A" One Family Residence District to "D-1" Professional Office District, be not granted because the requested rezoning would be detrimental to adjacent residen-

tial properties and would be in conflict with the principles of the Master Plan. Furthermore the present structure on the property was designed and is used as a single family residence.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Woodie L. Hall to rezone Lot 10, Block No. 3, Lansing Improvement Company's Addition, (834 East Kalamazoo St.), from "C" Two Family Residence District to "F" Commercial District, be not granted and that the property may be zoned to "J" Parking District.

Lost by a 4 to 3 vote.

It was moved and supported that we recommend to the City Council that the Plat of Churchill Downs #2 be approved.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the 25 ft. alley along the east line of Sonnenberg's $\frac{1}{2}$ Acre Subd., from Pierce Road North 264 feet, be vacated.

Motion carried by a 7 yea and 0 nay vote.

The matter of closing of Rundle Street north of Barnes Avenue, which has been referred to the Planning Board by the City Council, was referred to the Streets Committee.

Letters from Archie Fraser were read and placed on file.

Communication from the Community Services Council regarding Board and Staff representatives was read.

It was moved and supported that Commissioner Stoakes be designated as the Board's delegate to the Community Services Council to June 30, 1961, and Victor G. Leyrer be designated as the Staff's delegate to June 30, 1962.

Motion carried.

A petition for the closing of the alley that runs West between 506-508 Beech St. was referred to the Streets Committee.

The meeting adjourned at 12:10 A.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, August 4, 1960

August 4, 1960

City Hall

Lansing, Michigan

The regular meeting of the Planning Board was called to order by the Chairman, Max Stoakes, at 7:30 p.m.

ROLL CALL

Present—Commissioners Fink, Miller, Musselman, Mutz, Neller, Ridenour, Stoakes—7.

Councilmen Belen and Black (Council Committee)—2.

Absent—Commissioner Sinas—1.

The proceedings of the regular meeting of July 7, 1960, were approved.

Attorney Leo Farhat represented the petitioner for the rezoning of property at 3125 South Logan Street from "A" One Family Residence District to "E-2" Drive-In Shop District. He stated that the present building would either be razed or removed.

The matter was referred to the Zoning Committee.

George Van Beek, 819 Cleveland, presented a petition signed by 45 residents in the area of 807 Cleveland Street, protesting the rezoning of this property from "A" One Family Residence District to "H" Light Industrial District. He said they would protest the building of any type of warehouse on the Cleveland Street side of the property and that the balance of the property would be of insufficient size for a warehouse. Mr. Carl Esh, 815 Cleveland Street, stated that any warehouse development adjacent to his property would devalue their property making it unsalable or unsuitable for rent for residential purposes. Kenneth Bond, 730 Cleveland Street, objected to any development which would increase the trucking in this area and stated that the trucking in connection with the present industrially used land is a disturbance in the neighborhood at all hours

of the day and night. Mr. Jackard presented his plans for a warehouse and Mr. Titus, representing the owners, stated that there are no plans for any building on the Cleveland Street side of the property.

The matter was referred to the Zoning Committee.

A petition by Warren L. Cheeney, Sr., to rezone property at 433 Potter Street from "A" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

Mrs. Jessie Moore appeared in favor of her petition to rezone property at 513 Jessop Street from "A" One Family Residence District to "F" Commercial District stating that it is her intention to sell antiques at this location.

The matter was referred to the Zoning Committee.

A petition by the Capitol City Convalescence Home No. 2 to rezone a parcel 30 feet by 46 feet at 1323 Mary Avenue from "J" Parking District to "D" Apartment District was referred to the Zoning Committee.

Mr. Roy Gustafson, Treasurer of the Michigan Conference of the Evangelical United Brethren Church, appeared in favor of the rezoning of property at 4301 South Waverly Road from "A" One Family Residence District to "B" One Family Residence District. He presented a drawing of the property and the proposed location of a new church stating that adequate parking area would be provided. The Planning Board requested a drawing showing the location of the church and adequate off-street parking areas to be submitted to the Planning Office not later than Monday, August 22. Mr. Wesley Olds, Architect, stated that in his opinion a church in the center of the residential area would not be detrimental and would be a better use along Waverly Road than housing or a green belt.

The matter was referred to the Zoning Committee.

It was moved and supported, that we recommend to the City Council that the petition by Raymond C. Rohrer to rezone property commencing at intersection of West line of South Logan Street and East and West $\frac{1}{4}$ line of SE $\frac{1}{4}$, Section 29, thence West 565 feet, South 153.5 feet, East to Westerly line South Logan Street, Northerly to beginning; Section 29, (3122 S. Logan Street), from "A" One Family Residence District to "H" Light Industrial District be not granted since the property is too small in itself to warrant industrial zoning and rezoning of this parcel should be withheld pending an overall development for the area.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the petition by Blue Ribbon Builders, Incorporated, to rezone Lot 115, Northwestern Subd. No. 3, (4200 Block of North Grand River, South side), from "A" One Family Residence District to "F" Commercial District be not granted because expansion of the present non-conforming use area would be a further encroachment on surrounding residential area.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that Lots 3 to 7, Fairhaven Subd., (113-209 Bell Street), except the north 50 feet thereof, owned by Merlin G. Duncan, be rezoned from "A" One Family Residence District to "I" Heavy Industrial District.

Lost by 4 yea and 3 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Jack Warren to rezone Lot 81, Penn-Way Subdivision No. 3, (4100 Block of South Pennsylvania Avenue), from "A" One Family Residence District to "D-1" Professional Office District, be not granted, because adequate area has been provided for professional office use in this area.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Lewis and Jack Shanker to rezone Lots 4 and 5, Addmore Park, (SE corner Tisdale and South Cedar Streets), from "F" Commercial District to "G-2" Wholesale District be granted.

Adopted by a 7 year and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Maria's Restaurant and Cocktail Lounge to rezone Lot 8, except the

West 75 feet thereof and the South 6 feet of the East 5 rods of Lot 9, Block 18, Park Place Subdivision, (122 Bank Street), from "C" Two Family Residence District to "J" Parking District, be granted, providing for a properly treated redwood or cedar fence, said fence to be of the louvered type with boards running perpendicular to the ground and five feet six inches in height on the West line of the "J" Parking area and on the North line of the "J" Parking area from the West line to the garage on the adjoining property, provided adequate lighting is provided.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Arthur H. Klepper to rezone Lot 35, Northlawn Subd., from "B" One Family Residence District to "F" Commercial District, and West $\frac{1}{2}$ of Lot 34 and Lot 43, Northlawn Subd., from "B" One Family Residence District to "J" Parking District, (710 Banghart and 715 Call Streets), be granted, providing for evergreen plantings on the East side of the "J" Parking area.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the East 23 feet of Lot 100, and all of Lot 99, Addmore Park Subd., (500 Block Greenlawn Avenue), owned by American Bank and Trust Company, be rezoned from "J" Parking District to "E-1" Drive-In Shop District, and that Lot 96, Addmore Park Subd., remain in its present zoning classification.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Thurlow W. Rosenbrook to rezone Lots 552 and 553, Maplehill Subdivision, (NW corner of Pennsylvania Avenue and Maplehill Avenue), from "A" One Family Residence District to "E-1" Drive-In Shop District, be not granted because the requested zoning would be spot zoning in an entirely residential area.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Joseph Prochaska to rezone beginning at the SW corner of South Pennsylvania and Cavanaugh Road, thence West 296.5 feet, thence South 912.8 feet, thence East 296.6 feet, thence North 912.8 feet to point of beginning, (4300 Block South Pennsylvania Avenue), from "F" Commercial and "J" Parking Districts to "D-1" Professional Office District, be not granted because adequate area has been provided for professional office use in this area, and

the present zoning classification will permit a use to serve the needs of this area.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Arthur H. Klepper to rezone the South 95.95 feet of Lot 10 of Block 163, Original Plat of Lansing, (600 West St. Joseph Street), from "D" Apartment District to "F-1" Commercial District, be not granted, but that the property be rezoned to "E-1" Drive-In Shop District.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported the petition by Michigan State Employees Union to rezone Lot 5, Block 2, Bush, Butler & Sparrow's Addition, (805 W. Allegan Street), from "D-M" Multiple Dwelling District to "D-1" Professional Office District, be tabled for 30 days.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Harold R. Wood to rezone commencing on southerly line of Delta River Drive 250 feet Northwesterly from the Southwest corner of the intersection of Delta River Drive and Kuerbitz Drive, then South 600 feet, West 136 feet, North 680.86 feet to the southerly line of Delta River Drive, Southeasterly along Delta River Drive to the beginning Section 6. Also commencing on the centerline of Delta River Drive 3863.7 feet West of the East line of Section 6, then South 680.86 feet, West 178 feet, North 786.7 feet to the center of Delta River Drive, Southeasterly along the center line of Delta River Drive to the beginning. Also commencing 140.82 feet South of the South line of Delta River Drive at a point 4041.7 feet west of the east line of Section 6, thence South 282.18 feet, North 56° 6½' West 70 feet, North 13° 23½' East 250 feet to the beginning, except commencing on the southerly line of Delta River Drive 3863.7 feet west of the east line of Section 6, then South 14° 27' west 159.4 feet, west 166.67 feet, North 18° 23½' east 247.3 feet, South 59° 54½' east 172.4 feet to the beginning of Section 6, County of Ingham, Lansing, Michigan, (3505 and 3601 Delta River Drive), from "A" One Family Residence District to "B" One Family Residence District, be not granted.

Commissioner Musselman disqualified himself from voting on this matter.

Lost by a 4 yea and 2 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Mrs. Audrey Agerton to rezone Lot 532, Maple Hill Subdivision, (4215

Glenwood Ave.), from "D" Apartment District to "D-1" Professional Office District, be not granted because adequate area has been provided for professional office use in this area.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Russell Kassouf, to rezone the East 75½ feet of Lot 22, Block 10, Bush, Butler and Sparrow Addition, (334 S. Butler), from "C" Two Family Residence District to "F-1" Commercial District, be not granted, but that the property be rezoned to "F" Commercial District.

Adopted by a 7 yea and 0 nay vote.

A letter from LaVerne Roberts was read advising that the petition by Addie Belknap to rezone Lot 418, Foster Farms Addition, (324 North Francis), from "B" One Family Residence District to "D-M" Multiple Dwelling District has been withdrawn. The letter was placed on file.

It was moved and supported that we recommend to the City Council that the Plat of Riverview Park No. 1 Subd. be approved.

Motion carried by 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Plat of Woodruff Park be approved.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that Rundle Street north of Barnes Avenue be vacated.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the alley between 506-508 Beech Street be vacated.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that Roselawn Avenue be extended to Muskegon Street, provided the property at 1221 Muskegon Street can be purchased at a reasonable price.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that a portion of the street bounded by the extension

of the Northwest line of Bank Street and the Extension of the East line of Coleman Avenue and the South line of Lot No. 8, Block 18, Park Place Addition, be given consideration for Parking development in connection with the Commercial area in the 1800 block of South Washington Avenue.

Adopted by a 7 yeas and 0 nay vote.

It was moved and supported that the following Committee appointments as submitted by Chairman Stoakes be approved:

ZONING

Mr. Ridenour, Chairman

Mrs. Musselman, Vice Chairman

Mr. Mutz

Mr. Sinas

STREETS

Mr. Miller, Chairman

Mr. Sinas

Mr. Neller

Mrs. Musselman

ORDINANCE

Mr. Sinas, Chairman

Mr. Neller

Mrs. Musselman

Mr. Fink

URBAN RENEWAL

Mr. Neller, Chairman

Mr. Ridenour

Mr. Mutz

PUBLIC LANDS AND BUILDINGS

Mr. Mutz, Chairman

Mr. Miller

Mr. Fink

FINANCE

Dr. Stoakes, Chairman

Mr. Miller

Mr. Ridenour

Motion carried.

The meeting adjourned at 10:55 P.M.

VICTOR G. LEYERER,
Secretary.

That the attached claims be allowed and the City Clerk be and she is hereby authorized to draw orders on the City Treasurer for the amount allowed each claimant.

Adopted by the following vote:

Unanimously.

Council adjourned at 8:55 P.M.

MILLIE M. BROWN,
City Clerk.

Lansing, Michigan
September 12, 1960.

B/F

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, September 1, 1960

The regular meeting of the Planning Board was called to order by the Chairman Max Stoakes, at 7:30 P.M.

ROLL CALL

Present: Commissioners Fink, Miller, Musselman, Mutz, Neller, Sinas, Stoakes—7.

Councilmen Belen and Black (Council Committee)—2.

Absent: Commissioner Ridenour—1.

The proceedings of the regular meeting of August 4, 1960, were approved.

A petition by Earl W. Collier to rezone property at 724 West Ottawa Street from "D-M" Multiple Dwelling District to "D-1" Professional Office District was referred to the Zoning Committee.

A petition by John Bohnet to rezone property at 732 West Ottawa Street from "D-M" Multiple Dwelling District to "D-1" Professional Office District was referred to the Zoning Committee.

A petition by Cecil Hall to rezone property at 2726 North Grand River Ave. from "A" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

Mr. James Riley represented the petitioner for the rezoning of the property at 806 W. Lenawee Street from "D-M" Multiple Dwelling District to "D" Apartment District.

Mr. Riley stated that his funeral home is located on a state trunk line and the property may be needed for the inter-state highway connector. He also stated that this property is of a sufficient size to allow the parking of approximately 50 cars in connection with a new funeral home, plans for which were presented.

The matter was referred to the Zoning Committee.

A petition by Samuel N. Aboud to rezone property at 520 Lincoln Street from "B" One Family Residence District to "J" Parking District was referred to the Zoning Committee.

Mr. Keltner represented the petitioner in the rezoning of property in the 3700 block of South Logan Street from "A" One Family Residence District to "F" Commercial and "J" Parking Districts.

He stated that the property was commercially zoned while in the township, residential property owners in the area were aware of this fact. He also presented a survey sheet indicating the petitioner's desire to deed a 20 foot alley at the rear of the commercial area.

The matter was referred to the Zoning Committee.

A resolution by the City Council requesting the Planning Board to initiate the rezoning of property south of Saginaw St. and west of Stanley St. to "J" Parking District, was read and referred to the Zoning Committee.

After discussion of additional information, it was moved and supported, that the

petition by Drake's Refinery Stations, Inc. to rezone property,

(Commencing 50.01 feet South of intersection of East line South Logan Street and East and West $\frac{1}{4}$ line of S.E. $\frac{1}{4}$ Section 29, thence East 270.1 feet, South 100 feet, East 150 feet, South 100 feet, West 420.1 feet to East line South Logan Street, North 200 feet to beginning; Section 29), (3125 S. Logan Street),

from "A" One Family Residence District to "E-2" Drive-In Shop District be referred back to the Zoning Committee for a report at the next meeting.

Motion carried.

It was moved and supported, that we recommend to the City Council that the petition by Fred E. Smalley and Jack D. Jackard to rezone:

Lots 1, 2, 3, 4 and South 23 feet Lot 5, Block 4, F. C. Taylor's Replat of Dell's Subdivision of Lot 14 of Seymours Subdivision on Section 10, (807 Cleveland Street),

from "B" One Family Residence District to "H" Light Industrial District be not granted since a change in zoning classification would be an encroachment that would be detrimental to the adjacent residential area and this property functions as a buffer to residential properties.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the petition by Warren L. Cheney, Sr., to rezone property beginning at a point:

446 feet north and 100 feet west of the intersection of west line of Wayne Highway (Cedar Street) and the south $\frac{1}{2}$ line of Section 33, T4N, R2W, and running north 93 feet, thence west 69 feet and 7 inches, thence south 93 feet, thence east 69 feet and 7 inches to the place of beginning, Township of Lansing, (433 Potter Street),

from "A" One Family Residence District to "F" Commercial District be granted because this property is within a commercial area and directly across the street from commercially zoned property.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the petition by Jessie Moore to rezone:

Lots 122 and 123 Maple Hill Subdivision, (513 Jessop Avenue),

from "A" One Family Residence District to "F" Commercial District be not granted

because this rezoning would be an encroachment into the adjacent residential area and would be harmful to residential properties.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Capital City Convalescent Center No. 2, Inc., to rezone:

The South 30 feet of the West 46 feet of Lot 6, Brierley Hills Subdivision, (1323 Mary Avenue),

from "J" Parking District to "D" Apartment District be not granted because there is sufficient area zoned and available on the premises for the proposed use and there are not ample developed parking facilities on the property.

Furthermore, the screening requirements of the "J" Parking section of the Zoning Ordinance have not been complied with on the presently zoned parking area.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that:

The west 320 feet of the west 574 feet of the north 257 feet of the west fractional $\frac{1}{2}$ of the southwest fractional $\frac{1}{4}$ of Section 31, (4301 S. Waverly),

owned by the Michigan Conference of the Evangelical United Brethren Church, be rezoned from "A" One Family Residence District to "B" One Family Residence District and that:

The east 254 feet of the west 574 feet of the north 257 feet of the west fractional $\frac{1}{2}$ of the southwest fractional $\frac{1}{4}$ of Section 31,

be rezoned from "A" One Family Residence District to "J" Parking District, with screening to consist of evergreen plantings with a mature height of 5 ft. 6 inches on the north, east, south, and the south 70 feet of the west line of the "J" Parking area.

Vehicular access to be allowed only from South Waverly Road.

Adopted by a 6 yea and 1 nay vote.

It was moved and supported, that we recommend to the City Council, that the petition by Michigan State Employees Union to rezone:

Lot 5, Block 2, Bush, Butler and Sparrow Addition (805 West Allegan),

from "D-M" Multiple Dwelling District to "D-1" Professional Office District be granted.

Commissioner Miller disqualified himself from voting.

Lost by a 5 yea and 1 nay vote.

It was moved and supported that the Tentative Plat of Southbrook Hills Subdivision, be tentatively approved subject to all lots being of such a size that no building will encroach on the easement.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that the tentative Plat of Waverly Heights Subdivision No. 7 be tabled for 30 days.

Motion carried.

It was moved and supported that the tentative plat of San-Franklin Subdivision, be tentatively approved.

Adopted by a 7 yea and 0 nay vote.

A resolution by the City Council regarding an Urban Renewal Program which

was referred to the Planning Board, was read and referred to the Urban Renewal Committee.

A communication from the Board of Public Service to the City Council regarding a study of duplication of street names, which was referred to the Planning Board, was read and referred to the Streets Committee.

The Director reported that a new 6 Year Capital Improvements Program as required by the City Charter must be submitted to the City Council by February 1, 1961.

It was moved and supported that the Director prepare a letter to all Boards and Departments requesting necessary information to develop a new 6 Year Capital Improvements Program.

Motion carried by a 7 yea and 0 nay vote.

The meeting adjourned at 10:40 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, September 15, 1960

The Special Meeting was called to order by the Chairman, Max G. Stoakes, at 8:10 P.M., on September 15, 1960.

ROLL CALL

Present: Commissioners Fink, Miller, Musselman, Mutz, Neller, Sinas, Stoakes—7.

Absent: Commissioner Ridenour—1.

The Chairman announced that the purpose of the special meeting was to consider the zoning of property at the S.W. corner of Saginaw and Stanley Streets. The referral from the City Council, as well as the letter from General Motors, and portions of their agreement, was read.

It was moved and supported, that we recommend to the City Council, that the West 90.5 feet of the South 339.91 feet of property described as:

Beginning at a point 100.0 feet South and 89° 55' 20" East 219.15 feet from the Northwest corner of Section 17, T4N, R2W, City of Lansing, Ingham County, Michigan, running thence S. 89° 55' 20" East 411.9 feet on a line

parallel and 100 feet from north line of said Section 17 to the Westerly right of way line of Stanley Street 60 feet wide, thence S. 0° 23' 20" East 756.2 feet on the Westerly line of said Stanley Street to the Southerly right of way line of Osborn Road 50 feet wide, thence North 89° 54' West 563.95 feet to the East right of way line of Lansing Manufacturer's Railroad, thence due North 339.91 feet on the East right of way line of said Railroad, said line being parallel and 72.1 feet East of the West line of said Section 17, thence S. 89° 55' 20" East 150.5 feet, thence N. 0° 28' 40" West 416.3 feet to the point of beginning, containing 362,761 square feet, more or less, or 8.3276 acres, more or less, City of Lansing, Ingham County, Michigan),

be rezoned from "H" Light Industrial District to "I" Heavy Industrial District, and the balance of the property be zoned "I" Heavy Industrial District.

Motion carried by a 7 yeas and 0 nay vote.

The meeting adjourned at 9:00 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, October 6, 1960

The regular meeting of the Planning Board was called to order by the Chairman, Max G. Stoakes, at 7:30 P.M.

Present: Commissioners Fink, Miller, Musselman, Mutz, Ridenour, Sinas, Stoakes (7).

Councilmen Belen and Black (Council Committee) (2).

Absent: Commissioner Neller (1).

The proceedings of the regular meeting of September 1, and the special meeting of September 15, 1960, were approved.

Mr. Carl J. Nosal appeared in favor of the rezoning of his property at 3212 South Logan Street from "A" One Family Residence District to "H" Light Industrial District stating that the property had been commercially zoned in the township before annexation, and that he would like it returned to the same status.

The matter was referred to the Zoning Committee.

A petition by Robert G. Hamilton to rezone property at 2710 North Grand River Avenue from "J" Parking District to "F" Commercial District was referred to the Zoning Committee.

Mr. Sam Clay appeared in favor of his petitions to rezone property on the South side of the 1000 block of West Holmes Road from "A" One Family Residence District to "E-2" Drive-In Shop District and from "A" One Family Residence District to "F" Commercial and "J" Parking Districts, stating that it is their intention to construct a shopping center on the "F" Commercial and "J" Parking site and a gasoline filling station on the "E-2" Drive-In Shop site.

After considerable discussion regarding the parking ratio for commercial property and the possibility of vacating a 76 foot strip running South from Washington Avenue which had been designated for street purposes, it was referred to the Zoning Committee and it was suggested that the petitioner work out the proper ratio of parking and commercial with the Planning Department office.

Attorney Glassen represented the petitioner in the request for rezoning of the Lindell Drop Forge property from "A" One Family Residence District to "I" Heavy Industrial District, stating that the property had been industrially zoned while in the township.

Upon inquiry as to the zoning of lots facing Holmes Road for "J" Parking District, the petitioner explained that these lots were only for access to the rear of their property.

The matter was referred to the Zoning Committee.

Mr. Sherwood Berman appeared in favor of the petition to rezone property at 607 S. Logan Street from "C" Two Family Residence District to "E-2" Drive-In Shop District to permit expansion of the gasoline filling station at the Southeast corner of Hillsdale and Logan Streets.

It was pointed out that the property at the corner is now zoned "E-1" Drive-In Shop District and it might well be considered for "E-2" Drive-In Shop District.

The matter was referred to the Zoning Committee.

Mr. Clark of Commercial Quality Homes represented the petitioner for the rezoning of property at 4915 Ballard Street from "A" One Family Residence District to "B" One Family Residence District stating that the property is proposed to be used by an interdenominational church.

It was pointed out that the property lies between single family residences and Mr. Clark pointed out that property across the street is vacant.

The matter was referred to the Zoning Committee.

A petition by Everett M. Marlette to rezone property at 3519 S. Cedar Street from "A" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

Mr. Jack Kutt represented the petitioner in their request to rezone property at 800 Jerome Street from "D-M" Multiple Dwelling District to "J" Parking District, stat-

ing that this lot if rezoned would be cleared and used for customer and employee parking. He also stated that they have no plans at present for any future parking areas.

The matter was referred to the Zoning Committee.

A petition by Lora Krum to rezone property at 211 E. North Street from "C" Two Family Residence District to "D-M" Multiple Dwelling District was referred to the Zoning Committee.

A petition by Robert Drews to rezone property at 836 E. Mt. Hope Avenue from "D" Apartment District to "D-1" Professional Office District was referred to the Zoning Committee.

Mr. William Birkholz appeared in favor of his petition to rezone property at the Southeast corner of Waverly Road and Delta River Drive from "A" One Family Residence District to "B" One Family Residence and "J" Parking District to permit construction of a church.

He stated that in his opinion the property is more suitable for a church than single family residences and more proper to be used for a church than a gas station.

Mr. Harold Wood stated that he believes that a church on this property would not create a problem that may have been created on a site further east on Delta River Drive. He also stated that the area is sufficiently large to provide plenty of off-street parking for the church.

The matter was referred to the Zoning Committee.

Mr. William Martin, agent for Francis Corr, appeared in favor of rezoning property on Coolidge Road from "A" One Family Residence District to "D-M" Multiple Dwelling District, stating that it is his intention to construct a 36 unit apartment and that this apartment would act as a buffer between the proposed commercial area on M-78 and the residential area to the North.

The matter was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council, that the petition by Earl W. Collier to rezone:

The West 40 feet of the East 8 rods of Lot No. 2, Block 4, Claypool's Subdivision, (724 West Ottawa Street),

from "D-M" Multiple Dwelling District to "D-1" Professional Office District, be not granted because the requested rezoning would constitute spot zoning in a residential area.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by John Bohnet to rezone:

The East 55 feet of the West 115 feet of the South 9 rods, Lot 2, Block 4, Claypool Subdivision, (732 West Ottawa),

from "D-M" Multiple Dwelling District to "D-1" Professional Office District, be not granted, because the requested rezoning would constitute spot zoning in a residential area.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Cecil Hall, to rezone the North 260 feet of the following description:

A parcel of land 100 feet wide off the east side of the West 20 acres of the West $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of Section 5, T4N, R2W, Lansing Township, Ingham County, Michigan lying North of Grand River Avenue, (2726 North Grand River Avenue),

from "A" One Family Residence District to "F" Commercial District, be not granted because the requested rezoning would be an encroachment into a residential area.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by H. E. Neller to rezone:

The entire Lot 16, and Lot 15, (except the West 40 feet of the South 100 feet thereof), Block 4, Bush, Butler and Sparrow Addition, (806 West Lenawee Street),

from "D-M" Multiple Dwelling District to "D" Apartment District, be not granted because the requested rezoning would be spot zoning in a primarily good residential area which should be maintained as such.

Adopted by a 7 yea and 0 nay vote.

A letter from Samuel Abood addressed to the City Council requesting that his petition for the rezoning of:

Lot 97, Addmore Park, (520 Lincoln Street),

from "B" One Family Residence District to "J" Parking District be withdrawn.

It was moved and supported that in view of the letter that no further consideration be given this petition.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council, that the

petition by H. Warn Jackson and Noel V. Maxam to rezone property:

Commencing at the Southeast corner of Lot 1 of the Plat of Montclair, thence North $0^{\circ} 02' 30''$ East 242.5 feet, thence South $89^{\circ} 55'$ East 186.0 feet to the West line of Logan Street, thence Southerly along the West line of Logan Street, 242.6 feet, thence North $88^{\circ} 57' 30''$ West 180.6 feet along the North right-of-way of Warwick Drive to the point of beginning, (3700 Block S. Logan),

from "A" One Family Residence District to "F" Commercial and "J" Parking Districts be not granted but that the property be rezoned from "A" One Family Residence District to "D-1" Professional Office District, and that property:

Commencing at the northeast corner of Lot 3, Montclair Subdivision, thence south 358.66 feet to the southeast corner of Lot 10, Montclair Subdivision, thence east to the west line of S. Logan Street, thence north 358.66 feet to the south line of Warwick Drive, thence west to the point of beginning, (3700 Block S. Logan Street),

also be rezoned from "A" One Family Residence District to "D-1" Professional Office District.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Drake's Refinery Station to rezone the property:

Commencing 50.01 feet south of the intersection of the East line of South Logan Street and the East and West $\frac{1}{4}$ line of the Southeast $\frac{1}{4}$ of Section 29, thence east 45 feet, thence south 30 feet, thence east 150 feet, thence south 140 feet, thence west 150 feet, thence south 30 feet, thence west 45 feet, thence north 200 feet to beginning, (3125 S. Logan Street),

from "A" One Family Residence District to "G-2" Wholesale District be granted, and that property:

Commencing 50.01 feet south and 45 feet east of the intersection of the east line of S. Logan Street and the East and West $\frac{1}{4}$ line of the Southeast $\frac{1}{4}$ of Section 29, thence east 225 feet, thence South 200 feet, thence west 225 feet, thence north 30 feet, thence east 195 feet, thence north 140 feet, thence west 195 feet, thence north 30 feet to beginning,

be rezoned from "A" One Family Residence District to "J" Parking District, with screening to consist of a redwood fence on the North, East, and South sides of the "J" Parking area.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Plat of Placer Subd., be approved.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that the tentative Plat of Hector Farm Subdivision be tabled.

Motion carried.

It was moved and supported that the tentative Plat of Waverly Heights No. 7 Subdivision be tentatively approved, subject to the petitioner meeting all necessary requirements for final approval including any requirements for sewers.

Adopted by a 7 yea and 0 nay vote.

A communication from the City Council regarding change in number of roomers permitted in the "A" and "AA" One Family Residential District was read and referred to the Ordinance Committee.

It was moved and supported that the annual dues to the American Society of Planning Officials be paid.

Adopted by a 7 yea and 0 nay vote.

A letter from A. Jay Munson, Chairman of the City-County Committee of the Chamber of Commerce of Greater Lansing, was read, advising the Board that their committee is creating an ambassador program, named a committee member that will become the chamber's official representative to the Planning Board. Mr. C. Rowland Stebbins has been appointed as the ambassador. The letter was received and placed on file.

The Director reported that the Mayor had suggested at the last cabinet meeting that the Planning Board meet with the various other boards of the City to discuss future development programs. It was suggested that an attempt be made to meet with the Planning Board, Public Service Board and the Traffic Board on Thursday, October 20, 1960, to discuss the proposed thoroughfare plan as suggested by the State Highway Department.

Upon inquiry it was reported that a joint meeting of Lansing, East Lansing and Michigan State University with the Grand Trunk and C. & O. Railroads has not yet been arranged.

The meeting adjourned at 10:10 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, October 20, 1960

The special meeting was called to order by the Chairman, Max G. Stoakes, at 9:20 P.M., on October 20, 1960.

ROLL CALL

Present: Commissioners Fink, Musselman, Mutz, Neller, Ridenour, Stoakes (6).

Absent: Commissioners Miller, Sinas (2).

The Chairman announced that the special meeting had been called to consider acceptance of deeds for a 60 foot road way from Cavanaugh Road South along the industrially zoned property. The advisability of a turn-around on the south end of the road way was discussed at length.

It was moved that we recommend to the City Council that the deeds for purposes of a public street from Cavanaugh Road South:

(Beginning at a point 33 feet south of the east-west $\frac{1}{4}$ line and 924 feet easterly of the north $\frac{1}{8}$ post of the southwest $\frac{1}{4}$ of Section 34, T4N, R2W, City of Lansing, Ingham County, Michigan, running thence parallel with the north-south $\frac{1}{8}$ line south 1,270.75 feet, thence north $89^{\circ} 43'$ east 60 feet, thence parallel with the north-south $\frac{1}{8}$ line north 1,270.75 feet, thence west 60 feet to point of beginning),

be accepted subject to an easement 40 feet wide east of and adjoining the south 100 feet of the deeded strip for a turn-around for vehicles as agreed by the grantor.

Adopted by a 6 yea and 0 nay vote.

The meeting adjourned at 10:15 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, November 3, 1960

November 3, 1960,
City Hall,
Lansing, Michigan.

The regular meeting of the Planning Board was called to order by the Chairman, Max G. Stoakes, at 7:30 P.M.

ROLL CALL

Present: Commissioners Fink, Miller, Musselman, Mutz, Neller, Ridenour, Sinas, Stoakes—8.

Councilmen Belen and Black (Council Committee)—2.

Absent: None.

The proceedings of the regular meeting of October 6, and the special meeting of October 26, 1960, were approved.

Mr. B. E. Brown, building contractor, appeared for the petitioner in the rezoning of property at 1020 E. Jolly Road from "A" One Family Residence District to "H" Light Industrial District, stating that the property had been industrially zoned in the township and is so occupied in part and a sale for an additional part is pending at the present time.

The matter was referred to the Zoning Committee.

The petitioner was present and presented plans for the proposed furniture store to be erected in the 3100 block of S. Cedar St. and urged the rezoning of this property from "E-1" Drive-In Shop District to "F" Commercial District.

The petition was referred to the Zoning Committee.

Mr. Grandville C. Sigourney appeared in favor of his petition to rezone property at 112 Leslie Street from "B" One Family Residence District to "J" Parking District, stating that it was his intention to use this area for parking for his tenants.

The matter was referred to the Zoning Committee.

Dr. Alfred Spagnuolo appeared in favor of his petition to rezone property at 1400 South Logan Street from "B" One Family Residence District to "E-1" Drive-In Shop District, stating that he would like to develop this lot for a drive-in use and that he would have sufficient off-street parking on his lot and the adjoining lot now used for doctors' offices.

The matter was referred to the Zoning Committee.

Mr. Carl Reigh, Attorney, represented the petitioner for the rezoning of property at 5802 S. Pennsylvania Avenue from "A" One Family Residence District to "F" Commercial District, stating that the building exists but that it is necessary for this property to be commercially zoned that it may receive consideration for a liquor license.

He also called attention to the commercial or industrial buildings to the south of this property.

The matter of a strip of property 35 feet in width along Pennsylvania Avenue, not included in his description, was mentioned to Mr. Reigh and he agreed to check on this description.

The matter was referred to the Zoning Committee.

Mr. Donald Hines represented the petitioners for the rezoning of property at 5103 S. Cedar Street and 530 Jolly Road from "A" One Family Residence District to "F" Commercial District, stating that the property is now used for commercial purposes and has been so used for many years.

Mr. Cal West stated that an average of five (5) trailers are moved on and off the lot daily and that this is an expanding business.

The matter of off-street parking was discussed and it was pointed out that no particular area could be set aside for off-street parking because of the size of the modern trailer and the difficulty in moving it.

The matter of off-street parking for employees was also discussed as a possibility on the eastern part of the property and it was suggested that the petitioner work out employee off-street parking with the Planning Director.

The matter was referred to the Zoning Committee.

The petition by Mid-State Builders to rezone property at 1317 East Kalamazoo Street from "C" Two Family Residence District to "D-M" Multiple Dwelling District was referred to the Zoning Committee.

Mr. Wesley Bintz appeared in favor of his petition to rezone additional property from "A" One Family Residence District to "D" Apartment and "J" Parking Districts, showing drawings of locations of proposed buildings and parking lots.

Mr. Richard Stebbins, 1401 Mary Avenue, appeared to protest the rezoning on the basis that it would devalue his property and expressed the fear that conditions imposed in connection with the rezoning would not be carried out since they have not been carried out in connection with the presently zoned property for the convalescence home and off-street parking. He also pointed out the lack of off-street parking considering the number of full time employees and number of patients. He also reported that the neighbors with whom he discussed this rezoning are opposed to the rezoning and are sorry that they did not oppose the original rezoning.

The matter was referred to the Zoning Committee.

The petition by John R. Tyler to rezone property at 1112 Olds Avenue from "D" Apartment District to "F" Commercial District was referred to the Zoning Committee.

A petition by Capital City Convalescence Center to rezone property at 1323 Mary Avenue from "J" Parking District to "D" Apartment District, referred back to the Planning Board by the City Council, was also referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that the petition by Carl J. Nosal to rezone property:

Commencing on West line S. Logan Street 453.5 feet South of E. and W. $\frac{1}{4}$ line of S.E. $\frac{1}{4}$ Section 29, thence West 280.9 feet, South 100 feet, East 286.78 feet to West line S. Logan St., North 100.1 feet to beginning; Section 29, (3212 S. Logan Street),

from "A" One Family Residence District to "H" Light Industrial District, be granted because the proposed zoning is in accordance with the long range projection of the Master Plan and is in conformity with the present zoning and uses in the area.

Motion carried by an 8 yeas and 0 nay vote.

It was moved and supported that we recommend to the City Council that the:

West 30 feet of the South 5 feet of Lot 31, Deihm Farms, (2710 N. Grand River Avenue),

owned by Robert Hamilton, be rezoned from "J" Parking District to "F" Commercial District, and that the balance of the property remain in its present zoning classification because the "J" Parking area was recently established to provide sufficient off-street parking for present commercial uses.

Motion carried by an 8 yeas and 0 nay vote.

It was moved and supported that the petition by Lawtis Norman and Leon LeGrand to rezone property:

Beginning 240 ft. west of the north-west corner of Lot 64, Supervisor's Plat of Burchfield Subd., thence south 150 ft., thence west 150 ft., thence north 150 ft., thence east 150 ft. to beginning, (south side of Holmes Road),

from "A" One Family Residence District to "E-2" Drive-In Shop District, be tabled until the roadway to the east has been vacated.

Motion carried.

It was moved and supported that we recommend to the City Council that property:

Commencing at the intersection of the West line of S. Logan Street and the East and West $\frac{1}{4}$ line of the S.E. $\frac{1}{4}$ of Section 29, thence north to the south line of the N.Y.C.R.R. right-of-way, thence southwesterly along the N.Y.C.R.R. right-of-way to the North line of Gidding's Subd., thence east to the point of beginning, (2830 S. Logan Street),

be rezoned from "A" One Family Residence District to "I" Heavy Industrial District, and that:

All of Lot 9, Gidding's Subd. except the South 272 feet and property beginning at the northeast corner of Lot 9, Gidding's Subd., thence south to a point 200 feet north of the north line of W. Holmes Road, thence east to the west line of S. Logan St., thence

north to a point 553.6 feet south of the east and west $\frac{1}{4}$ line of the S.E. $\frac{1}{4}$ of Section 29, thence west 286.78 feet, thence north 100 feet, thence east 280.9 feet, thence north 300 feet, thence west 565 feet, thence north 153.5 feet, thence west to point of beginning,

be rezoned from "A" One Family Residence District to "H" Light Industrial District, and that the South 272 feet of Lot 9, Gidding's Subd. and Lots 10 and 11, Gidding's Subd. remain in their present zoning classification because this zoning is in accordance with the long range projections of the Master Plan.

Commissioner Sinas abstained from voting.

Adopted by a 7 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Margaret and Rudolph Glazier to rezone property:

Commencing at a point 31 feet north of S.W. corner of East 3 rods of Lot 10, Block 7 of Bush Butler and Sparrow's Addition to Lansing, Michigan and running thence East 5 rods, thence North 2 rods, West 5 rods, South 2 rods on East half of S.E. $\frac{1}{4}$ of Section 17, T4N, R2W, City of Lansing, Ingham County, Michigan, (607 S. Logan Street),

from "C" Two Family Residence District to "E-2" Drive-In Shop District, be granted, and that property,

Commencing at a point 64 feet north of S.W. corner of the east 3 rods of Lot 10, Block 7 of Bush Butler and Sparrow's Addition, thence east 5 rods, north 68 feet, west 5 rods, south 68 feet,

be rezoned from "E-1" Drive-In Shop District to "E-2" Drive-In Shop District to permit expansion of an existing "E-2" Drive-In Shop use and make this use conforming.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Jerry Panek to rezone the:

North 63 feet of Lot 30,

from "A" One Family Residence District to "B" One Family Residence District and

The South 78 feet of Lot 30 and the North 42 feet of Lot 31,

from "A" One Family Residence District to "J" Parking District, all in ECO Farms Subd., City of Lansing, Ingham County, Michigan, (4915 Ballard Street), be not granted because the proposed use would be in the center of an entirely residential

aera and would be harmful to adjacent properties and to the residential character of the area and is on a secondary thoroughfare.

Motion carried by a 6 yea and 2 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Everett M. Marlett to rezone:

Lot 9 and the South 20 feet of Lot 8, Edwards Clendale Heights Subdivision (3519 S. Cedar),

from "A" One Family Residence District to "F" Commercial District be granted and that Lots 6, 7, 10, and the balance of Lot 8, Edwards Glendale Heights Subd. also be rezoned from "A" One Family Residence District to "F" Commercial District.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by the 4D Corp. to rezone:

The West 56 feet of the North 110 feet of Lot 10, Block 1, Jerome's Addition, (800 Jerome Street),

from "D-M" Multiple Dwelling District to "J" Parking District be granted with screening to consist of a louvered fence on the east and south sides and low evergreen plantings on the north side.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that the petition by Lora E. Krum to rezone:

The West 15 feet of Lot 2, of Block 1 of Turner's and Smith's Subd., on the N.E. $\frac{1}{4}$ of Section 9, T4N, R2W, in City of Lansing,

and also the premises described as:

Commencing at the S.W. corner of said Lot 2, and running thence West 33 feet, thence North 132 feet, thence East 33 feet, and thence South 132 feet to the place of beginning, and also:

Commencing at the N.W. corner of Lot 2, and running thence North $16\frac{1}{2}$ feet, thence East 15 feet, thence South $16\frac{1}{2}$ feet, and thence West 15 feet to the place of beginning, and also:

All of first party's interest in and the land lying between the South line of said premises and the North line of North St., but together with and subject to all joint driveway rights and easements of record, (211 East North Street), from "C" Two

Family Residence District to "D-M" Multiple Dwelling District, be granted.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council, that property owned by Lantis W. Norman:

Beginning 605 feet west and 50 feet south of the N.E. corner of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan, thence south 150 feet, thence east 74 feet, thence south 33 feet, thence east 76 feet, thence south 153 feet, thence west 266 feet, thence north 120 feet, thence west 400 feet, thence south 100 feet, thence west 166 feet $\pm$ to the East line of Logan Street, thence North 251 feet $\pm$, thence east 119 feet, thence north 49 feet, thence east 713 feet $\pm$ to the point of beginning,

be rezoned from "A" One Family Residence District to "J" Parking District; and

Beginning 721 feet west and 250 feet south of said section corner, thence west 400 feet, thence south 100 feet, thence east 400 feet, thence north 100 feet, to point of beginning,

be rezoned from "A" One Family Residence District to "F" Commercial District, (1000 block of West Holmes Road, south side), and that property,

Beginning 1,318 feet west and 50 feet south of N.E. corner of Section 32, T4N, R2W, thence south 49 feet, thence west 119 feet, thence north 49 feet, thence east 119 feet to beginning,

be rezoned from "A" One Family Residence District to "F" Commercial District with screening on the south side of the "J" Parking area to consist of a properly treated redwood or cedar fence, said fence to be of the louvered type with boards running perpendicular to the ground and five feet six inches in height, and that the deeds for a 20 foot alley and 17 foot strip along the south side of Holmes Road for highway purposes be accepted.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Robert Drews to rezone:

Lot No. 5, Hollywood Subdivision, (836 E. Mt. Hope Avenue),

from "D" Apartment District to "D-1" Professional Office District, be not granted and that this property and Lots 6 and 7, Hollywood Subdivision, be rezoned back to their original classification of "B" One Family Residence District.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by William Birkholz to rezone:

The North 250 feet of that part of the S.W. $\frac{1}{4}$ of Section 6 of Lansing Township, T4N, R2W, beginning at the N.W. corner of the Wm. Birkholz property line, exclusive of the highway right-of-way, thence east 274 feet parallel to the property line; thence South at right angles 750 feet; thence west at right angles and parallel to Delta River Drive 274 feet; thence North along Waverly Road on Birkholz property line 750 feet to the place of beginning,

from "A" One Family Residence District to "B" One Family Residence District, and the balance of the property from "A" One Family Residence District to "J" Parking District, (S.E. corner of Waverly Road and Delta River Drive), be granted with screening on the south and east side of the "J" Parking area to consist of an evergreen planting with a mature height of 5 feet 6 inches.

Commissioner Musselman abstained from voting.

Motion carried by a 7 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the petition by Francis J. Corr to rezone property:

Beginning at a point 150 feet North of the Northwest corner of Saginaw Street, and Coolidge Rd., thence North 450 feet along the west right-of-way line of Coolidge Road, thence West 300 feet perpendicular to Coolidge Rd., thence South 450 feet parallel to Coolidge Road, thence East 300 feet to the point of beginning, (Coolidge Road),

from "A" One Family Residence District to "D-M" Multiple Dwelling District be granted because the proposed use and zoning will serve as a buffer between an existing and potential commercial area and a single family residence area.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported, that the tentative Plat of Sherman Manor Subd. be tentatively approved.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the petition to vacate the alley between Ramsey and Marshall Street, North of Michigan Avenue, be not granted because this is a commercially developed block with a

need for access to the rear for loading and unloading purposes.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported, that we recommend to the City Council that the permit requested by the Board of Water and Light to install an automatic substation on Lot 4 and the West 25 feet of Lot 3, Westbrook Subdivision be granted.

Adopted by an 8 yea and 0 nay vote.

A letter from Grand Rapids regarding off-street parking lots was read and referred to the Public Lands and Building Committee.

A letter of invitation from the School for the Blind was read and placed on file.

It was moved and supported that the following report of the Streets Committee be adopted by the Planning Board:

The Streets Committee recommends that we recommend to the State Highway Department that the suggested trunkline plan as presented, except Pattengill Street and Oakland Avenue from Logan Street to the Belt Line Tracks, be approved, and that an effort be made to correct the congestion on Larch Street from Victor Avenue to the bridge and that they explore the possibility of widening the Logan Street bridge, and the Planning Board tentatively adopt said plan as an amendment to the Master Plan subject however to all necessary public hearings and requirements under the law prior to final adoption, and the following resolution be submitted to the Planning Division of the State Highway Department.

WHEREAS: The City of Lansing has a "recognized" Planning Commission "duly constituted according to existing planning enabling legislation," which Planning Commission has been given the responsibility for the preparation of a Master Plan for the city; and;

WHEREAS: The Planning Commission, in pursuance of this delegated responsibility, has caused to be made detailed and comprehensive studies of existing conditions and development trends, and on the basis of these studies, made projections of the future development of the community, part or parts of which have been adopted as elements of a Master Plan of community development, and;

WHEREAS: The Planning Division of the Office of Planning of the Michigan State Highway Department has been delegated the responsibility of preparing, in cooperation with local planners, a trunkline plan, which plan represents the level of agreement which has been reached on long-range planning objectives, and

WHEREAS: The City Planning Commission and representatives of the Planning Division have cooperatively studied this problem and have prepared such a trunkline plan now:

THEREFORE BE IT RESOLVED: That the plan entitled "Trunkline Development Plan for Lansing," as presented, is consistent with and compatible to the planning and development objectives of the city of Lansing, and:

THEREFORE BE IT FURTHER RESOLVED: That the said trunkline plan as cooperatively developed and presented herewith be approved for presentation to the State Highway Department for programming.

It was further resolved that a copy of this entire resolution be submitted to the Mayor and Members of the City Council, Mr. Hayes and Mr. Thornton.

Adopted by an 8 yea and 0 nay vote.

The Director reported that it has been requested that consideration be given to the feasibility of a library site on the east side of the 100 block of N. Washington Avenue. This matter was referred to the Public Lands and Buildings Committee.

The meeting adjourned at 11:40 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, December 1, 1960

December 1, 1960

Lansing, Michigan

City Hall

The regular meeting of the Planning Board was called to order by the Chairman, Max G. Stoakes, at 7:30 P.M.

ROLL CALL

Present: Commissioners Fink, Miller, Musselman, Mutz, Neller, Ridenour, Sinas, Stoakes (8).

Councilmen Belen (Council Committee (1)).

Absent: None:

Councilman Black (Council Committee (1)).

The proceedings of the regular meeting of November 3, 1960, were approved.

Mr. Al Nussdorfer explained the drawings and plot layout of the property in the 900 block of Vernon Avenue, which he has requested to be rezoned to "G-2" Wholesale District.

He stated that it would be occupied by a warehouse with adequate off-street parking and that land already zoned for warehousing is too costly.

John Zemer, 3516 Pennsylvania; Melvin Curdy, Jr., 3532 S. Pennsylvania Avenue; Richard Mulder, 3517 Glenwood; John W. McKenzie, 3520 S. Pennsylvania Avenue; Jack Bailey, 3516 Glenwood; Rosemary and Richard Nickoff, 3533 Glenwood; stated that they live adjacent to or near this vacant property and believe that a warehouse on this property would be detrimental to their properties.

They called attention to the number of trucks that would be using their residential streets which would be hazardous to the children in the area.

They also pointed out that the area on the east side of Pennsylvania Avenue is already zoned for the proposed use and believe that their area should be preserved park to the north. They pointed out that as a residential area with the adjoining

rats from the wholesale area on the east side of Pennsylvania have invaded their area and expressed a fear the warehousing in their residential area would cause them to be over run by rats and the like.

The matter was referred to the Zoning Committee.

Mr. Harry Hubbard, Attorney for Trevellany Corporation appeared in favor of the rezoning in the 3400 block of E. Michigan Avenue, stating that it was commercially zoned while in the township and that it should again be zoned commercial.

One being questioned as to where off-street parking might be zoned, Mr. Hubbard stated that their plans are indefinite and such they cannot be disclosed at this time, and, therefore, it is impossible to determine the area which might be zoned "J" Parking District. Also, he stated, that he recognizes the importance of off-street parking. He also stated that the rezoning of this property is not a pressing matter at this time and at a later date it might be possible to determine areas for "J" Parking District.

The matter was referred to the Zoning Committee.

Mr. William Langham appeared in favor of his petition to rezone property at 5518 S. Cedar Street, stating that he has no plans for its development but wants to be in a position to sell it industrially or commercially as the opportunity may present itself.

The matter was referred to the Zoning Committee.

Romayne Hicks, real estate broker, represented the petitioners in the rezoning of property in the 5900 block of S. Cedar St. and presented drawings showing the proposed development of a Howard Johnson Motor Lodge and Restaurant upon this site.

He pointed out that this would be adjacent to the new inter-state highway and that the entire site would be developed with the exception of the strip for the

highway. He stated that the development would consist of a 110 unit motel and a restaurant with a possible seating capacity of 110.

The matter was referred to the zoning committee.

Mr. Sherwood Berman appeared in favor of the rezoning of property at 1109 Moores River Drive to "F" Commercial District stating that the present building will be removed on the corner and a new porcelain exterior building 30 feet by 46 feet will be erected in the S.W. corner.

This building will be used as a gas station as well as a sales outlet for tires, batteries, etc., but because of pump locations it will be difficult to set aside a "J" Parking area.

He stated that the building would face Logan Street with curb cuts on Moores River Drive and Logan Street.

The Director was requested to discuss the traffic and curb cut problem with the Traffic Engineer and Mr. Berman was requested to submit to the Planning Board within the next two weeks a drawing showing where "J" Parking zoning might be located.

The matter was referred to the zoning committee.

Mr. William Forgraves appeared in favor of the rezoning of 285 acres of property at Miller Road and S. Pennsylvania Avenue, stating that it is his belief it is too late to attempt to develop this property residentially.

He pointed out the fact that this property had been commercially zoned along Pennsylvania Avenue before annexation. He also pointed out the location of a gravel pit on the east side of Aurelius Road, the railroad and Consumers Power right-of-way running along the edge of the property. He stated that the property could be residentially developed.

The matter was referred to the Zoning Committee.

It was moved and supported that we recommend to the City Council that:

Lots 33 and the North 22 feet of Lot 34 and the East 50 feet of the South 17 feet of Lot 32, Cedarbrook Subd., (3100 Block S. Cedar St.),

owned by Sterk & Vogel, be rezoned from "E-1" Drive-In Shop District to "F" Commercial District, and that Lot 32, Cedarbrook Subd., except the East 50 feet of the South 17 feet be rezoned from "E1" Drive-In Shop District to "J" Parking District.

Motion carried by an 8 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council that the petition by B. E. Brown and H. R. Whitecraft to rezone property:

Commencing at a point 397.75 feet East of North $\frac{1}{4}$ post of the N.W. $\frac{1}{4}$ of Section 3, T3N, R2W, running thence South 165 feet, thence East 229.72 feet, thence North 165 feet to the North line of said Section 3, thence West 230.14 feet to the place of beginning, (1020 E. Jolly Road),

from "A" One Family Residence District to "H" Light Industrial District be not granted because the proposed zoning would be an encroachment on, and detrimental to, the surrounding existing potential residential property.

Motion carried by an 8 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council that the petition by Grandville C. Sigourney to rezone:

Lot 1, except the North 132.0 feet thereof, Block 2, Assessor's Plat No. 16, City of Lansing, Ingham Co., Michigan, (112 Leslie Street),

from "B" One Family Residence District to "J" Parking District be granted except the South 33 feet of the West 49 $\frac{1}{2}$ feet of the property with screening to consist of a 4 foot continuous evergreen planting with a mature height of at least 5 feet six inches on the south and west sides which are bounded by residential zoning.

Motion carried by an 8 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council that the petition by Alfred J. Spagnuolo to rezone

Lot 1, Block 3, Cadwell's Addition, (1400 Block S. Logan Street),

from "B" One Family Residence District to "E-1" Drive-In Shop District, be not granted, but that this property, as well as Lot 18, Block 3, Cadwell's Addition, be rezoned from "B" One Family Residence District to "D-1" Professional Office District.

Motion carried by an 8 yeas and 0 nays vote.

It was moved and supported that we recommend to the City Council that the petition by William J. Warner to rezone property:

Commencing at a point on the west line of Pennsylvania Avenue, which is 1,078.1 feet (recorded dimension 1,078.8 feet) north and 90 feet west of the south $\frac{1}{4}$ post of the southwest $\frac{1}{4}$ of Section 3, T3N, R2W, thence west 229 feet, thence southerly 310.3 feet, thence east 239.6 feet, thence north 310.1 feet to point of beginning, except the north 240 feet of the east 135 feet, (5802 S. Pennsylvania Avenue),

from "A" One Family Residence District to "F" Commercial District be granted, and that the:

North 240 feet of the east 135 feet of this property,

be rezoned from "A" One Family Residence District to "J" Parking District.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that the petition by Alice R. Youngs and Walter Neal, to rezone property in the City of Lansing, Ingham County, Michigan, described as:

Lots 1, 2, and 3, Battenfield Subdivision; being a part of the N.E. $\frac{1}{4}$ of Section 4, T3N, R2W, also that parcel described as:

Commencing at a point 33 feet East of the intersection of US-127 and the North line of Section 4, thence South 198 feet; thence East to the West line of said Battenfield Subdivision; thence North 198 feet; thence West along the North line of said Section 4 to the place of beginning, (5103 S. Cedar St. and 536 Jolly Rd.),

from "A" One Family Residence District to "F" Commercial District, be tabled for 30 days.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Bessie Gallagher and Mid-State Builders, Inc. to rezone:

The east 45 $\frac{1}{2}$ feet of the west 194 feet of Lot 9, Assessor's Plat 18, City of Lansing, (1317 East Kalamazoo),

from "C" Two Family Residence District to "D-M" Multiple Dwelling District, be granted, because the proposed zoning is a logical extension of an area presently zoned "D-M" Multiple Dwelling District.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by Capital City Convalescent Center No. 3, Inc. to rezone:

The east 58 feet of Lots 10 and all of Lots 11 and 12 and Lot 13, except the east 20 feet of the south 200 feet, Brierly Hills Subd.,

from "A" One Family Residence District to "D" Apartment District;

The east 20 feet of the south 200 feet of Lot 13 and the south 200 feet of Lot 14 and the south 200 feet of the west 66 feet of Lot 15, Brierly Hill Subd.,

from "A" One Family Residence District to "J" Parking District, (1200 Block Mary Avenue), be not granted, because the requested zoning would permit the expansion of a present poorly located use and would be spot zoning in an entirely single family residence district and would further compound the harm caused by the existing convalescent home.

Adopted by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the petition by John R. Tyler to rezone:

Lot 9, Block 2, Sparrow's Subd. of Lot 1, Block 14, Townsend's Subd. of that part of Section 20 lying north of the Grand River, (1112 Olds Avenue),

from "D" Apartment District to "F" Commercial District be granted.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported to the City Council that the petition by Capital City Convalescent Center No. 2, Inc. to rezone:

The south 30 feet of the west 46 feet of Lot 6, Brierly Hills Subdivision, (1323 Mary Avenue),

from "J" Parking District to "D" Apartment District be not granted because the requested rezoning would reduce and disrupt the uniformity of the present parking area and screening requirements and cause a further shortage of parking spaces.

Motion carried by an 8 yea and 0 nay vote.

It was moved and supported that we recommend to the City Council that the Plat of the San-Franklin Subdivision be approved.

Motion carried by an 8 yea and 0 nay vote.

The Urban Renewal Committee reported on their investigation of Urban Renewal for the City of Lansing.

It was moved and supported that we recommend to the City Council that the Mayor be authorized to have prepared a workable program for submission to the Housing and Home Finance Administrator and that the Planning Board be authorized to hire the necessary person to gather and prepare the information.

This recommendation is based on the Planning Board's opinion that an urban renewal program would be advantageous to the City of Lansing since it would help to clear blighted areas which are now an expense to the City and make them an asset to the City; also that the necessary code and ordinance enforcement in connection with an approved workable program would be beneficial to the City.

It is also the conclusion of the Board that any necessary personnel in connection with the planning of any urban renewal project, as well as such time as may be devoted to any phase of urban renewal by personnel in other departments, is also chargeable to a given urban renewal program.

Therefore, the cost to the city would be held to a minimum since 2/3 of all costs in urban renewal will be paid by the Federal Government.

It is the belief of the Board that any re-location problems which may become necessary to the clearance of a residential area can be handled without federal housing.

During the past two (2) years considerable progress has been made in revising and up-dating various codes and ordinances as well as the Master Plan, to enable us to qualify for approval of a Workable Program. This places the City in a position to consider an urban renewal program at this time.

The revision of the Housing Act in October of 1959 also permits clearance of non-residential areas for future non-residential use. This would include such areas as a Central Business District.

Motion carried by an 8 yeas and 0 nays vote.

The Director called attention to the Board of their action at their last meeting in tentatively adopting a revision of the Major Thoroughfare Plan and discussed the necessity of a public hearing.

It was moved and supported that the matter of a Public Hearing on the revised Thoroughfare Plan of the Master Plan be tabled until after a meeting has been held with the City Council.

Motion carried.

The meeting adjourned at 10:40 P.M.

VICTOR G. LEYERER,
Secretary.